

# \$579,900 - 260 Sheppards Run, Beechville

MLS® #202526684

**\$579,900**

4 Bedroom, 4.00 Bathroom, 2,095 sqft

Single Family on 0.09 Acres

Beechville, Beechville, Nova Scotia

Welcome to 260 Sheppards Run, a beautifully renovated home with income potential in the sought-after Beechville Estates community. Just minutes from Bayers Lake shopping, top-rated schools, and a quick commute to downtown Halifax, this property combines location, style, and versatility. The main level features a bright living room with gleaming hardwood floors and a propane fireplace, an open-concept kitchen with brand new stainless steel appliances, and a stylish dining area. A convenient half bath completes the layout. Upstairs offers a spacious primary bedroom with a walk-in closet and a spa-like 4-piece ensuite. Two more well-sized bedrooms and another full bath provide comfortable living for family or guests. The fully renovated lower level (2024) is a standout with its own entrance, a bedroom, den, kitchen with new appliances, laundry, and dining space, to help you for extra potential income. Upgrades include a new roof (2023), and extensive interior renovations. All appliances are brand new. This turn-key property suits families, investors, or buyers seeking rental income in a prime location. Book your viewing today. (id:6289)

Built in 2003

## Essential Information

Listing # 202526684

Price \$579,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 2,095         |
| Acres          | 0.09          |
| Year Built     | 2003          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 260 Sheppards Run |
| Subdivision | Beechville        |
| City        | Beechville        |
| Province    | Nova Scotia       |
| Postal Code | B3T2G7            |

## Amenities

|           |                |
|-----------|----------------|
| Amenities | Public Transit |
| Features  | Level          |
| Parking   | Paved Yard     |

## Interior

|              |                                                                                                                                         |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Cooktop - Electric, Range - Electric, Dishwasher, Dryer - Electric, Washer, Washer/Dryer Combo, Microwave, Refrigerator, Central Vacuum |
| # of Stories | 2                                                                                                                                       |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Vinyl           |
| Exterior Features | Landscaped      |
| Foundation        | Poured Concrete |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Exit Realty Specialists |
|----------------|-------------------------|



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