258

HEATHERGLEN DR.

BEAVER BANK NS

PRESENTED BY ASSIST 2 SELL, HOMEWORKS REALTY

258

HEATHERGLEN DR.

BEAVER BANK NS

Welcome Home to 258 Heatherglen Dr in Lost Creek Subdivision

Set well off the road on an expansive lot, this stately 4-bedroom home gives you the space to breathe — inside and out. From the moment you step through the door, we think you'll feel it too: a gorgeous foyer and a handsome hardwood staircase lead you up to an open-concept main level that's been finished with genuine care.

The kitchen is fully equipped (every appliance included) and opens easily to a large dining area — perfect for everyday meals or hosting family and friends. Step through the doors to the 14x16 rear deck for morning coffee or evening dinners outside, or settle into the adjoining living area where rich hardwood flooring runs throughout.

The main level also holds the primary bedroom, complete with convenient cheater access to the 4-piece main bath, along with two additional bedrooms — plenty of room for family, guests, or a home office.

Downstairs, the lower level opens up with a bright family room and soaring high ceilings, a fourth bedroom, a full 4-piece bath, a dedicated laundry room, and direct access to the attached garage. Each level runs on its own ducted heat pump, so comfort and efficiency are dialed in no matter the season.

Outside, you'll find not one but two levels of sitting areas — ideal for entertaining or simply enjoying the quiet of this well-set-back lot — plus two sheds for all your outdoor gear and toys.

Be surrounded in nature and community while close to all highways and Halifax International Airport. This immaculate home is sweetly tucked away amidst a hugged tree line, with sightings of ducks, turtles, owls, groundhog and deer. Pick blackberries, blueberries and strawberries from your own back yard. Tend to your rose garden or flowers in wooded plant boxes surrounding your deck. Walk to wooded trails or the playground with swings on your own street. Play ice hockey in the pond during winter. This is a great and family safe neighborhood for children and pets, while being part of Lost Creek Golf Course. A great choice for anyone wanting a superb and peaceful living experience!

FOR SALE

258 Heatherglen Drive

Beaver Bank NS B4G 0A1

MLS #	202623116	**Style**	DTCHD
PID #	41205204	**Lot Size**	
Type	SFAM	**Garage**	Y
Square Footage (MLA)	1,260	**Number of Bedrooms**	4
Total Fin SqFt (TLA)	2,180	**Full Baths**	2
Building Dimensions	40 x 38 + 4 x7	**Half Baths**	0
		Building Age	13

Additional Photos

General Property Information and Property Features

Zoning		**Elementary School**	BEAVERMON	**BUILDING STYLE**	Split Entry
Monthly Condo Fee		**Middle/Jr School**	HARTBARHI	**PROPERTY SIZE**	1 to 2.99 Acres
Condo Corp #		**High School**	LOCKVIEWHI	**BASEMENT**	Fully Developed
Mobile/Leased Land Fees		**Fr Imm Elementary School**		**FOUNDATION**	Poured Concrete
Mini/Mobile CSA/ABS#		**Fr Imm Middle/Jr School**	HARTBARHI	**EXTERIOR FINISH**	Vinyl
Mini/Mobile Serial #		**Fr Imm High Sch**	LOCKVIEWHI	**FLOORING**	**Carpet, Engineered Hardwood, Hardw**
Water Type		**Garage Details**	built in two car	**HEATING/COOLING TYPI**	Forced Air, Heat Pump -Ducted
Water Frontage Meas		**Rental Income**		**FUEL TYPE**	Electric
Inclusions	Fridge, Stove, Dishwahwer, Microwave Range Hood, Washer, Dryer, All window coverings, 2 Sheds			**WATER SOURCE**	Drilled Well
Exclusions				**SEWAGE DISPOSAL**	Septic

Directions to Property Beaver Bank Rd to Pinehurst Way to Laurel Ridge to Heatherglen

Room Type	Level	Dimensions	Room Type	Level	Dimensions
LIVIN	M	16 x 24	BEDRM	L	12 x 10
DINRM	M	20 x 13			
MBED	M	13.8 x 13.2			
BEDRM	M	12 x 11			
BEDRM	BEDRM	11.2 x 10			
FAMRM	FAMRM	19 x 12.6			

Property Overview

Stately 4-bedroom, 2-bath home set well back from the road on an expansive lot in Lost Creek. Bright, open-concept main level with hardwood flooring throughout, a full kitchen (appliances included) opening to a large dining area and living room, walkout access to a 14x16 rear deck. Primary bedroom with cheater door access to the main 4-pc bath, plus two additional main-level bedrooms. Lower level offers a bright family room with high ceilings, a 4th bedroom, laundry, a full 4-pc bath, and access to the attached garage. Two independently ducted heat pumps (one per level) for year-round comfort. Two outdoor sitting areas plus two storage sheds. Be surrounded in nature and community while close to all highways and Halifax International Airport. This immaculate home is sweetly tucked away amidst a hugged tree line, with sightings of ducks, turtles, owls, groundhog and deer. Pick blackberries, blueberries and strawberries from your own back yard. Tend to your rose garden or flowers in wooded plant boxes surrounding your deck. Walk to wooded trails or the playground with swings on your own street. Play ice hockey in the pond during winter. This is a great and family safe neighborhood for children and pets, while being part of Lost Creek Golf Course. A great choice for anyone wanting a superb and peaceful living experience!

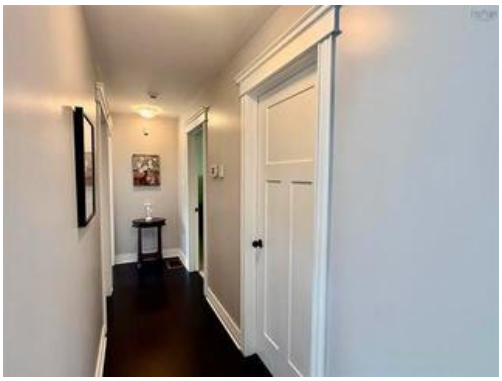
Offered for sale by Assist 2 Sell,HomeWorks Realty

Agents Available 7 days per week to show this home. Learn about how our Flat Fee Program can save you money!

MLS #	202623116	**Address**	258 Heatherglen Drive	**Listing Office:**
Status:	ACT	**Community**	BEAVERBK	Assist-2-Sell HomeworksRealty
Class:	RE	**Province**	NS	
		Postal Code	B4G 0A1	

Data provided by the Nova Scotia Association of REALTORS®.

MLS # 202623116 **Address**258 Heatherglen Drive

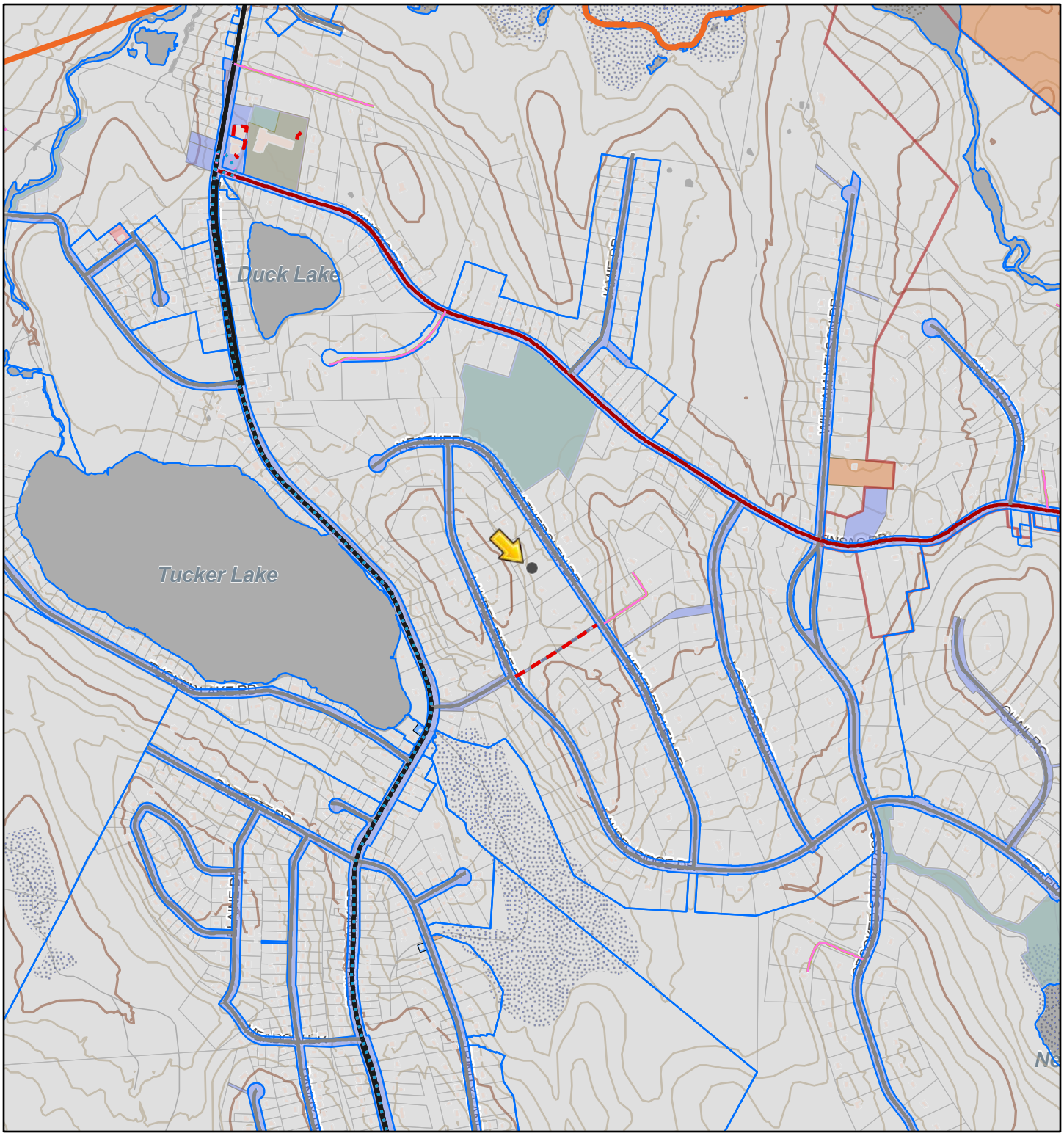


All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

MLS # 202623116 Address 258 Heatherglen Drive

MLS # 202623116 **Address** 258 Heatherglen Drive

258 Heatherglen Dr Beaver Bank NS B4G 0A1



9/7/2026, 9:35:28 AM

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0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Community Boundaries

Override 1

Transit Bus Routes

86 - Beaver Bank

186 - Beaver Bank Express

Active Travelways

Sidewalk

Walkway

Land Use By-Law Areas

Street by Classification

ARTERIAL

LOCAL STREET

MAJOR COLLECTOR

Other

NSPW HRM Service Exchange Boundary 2022

Zoning Boundaries

Polling Districts

Street By Ownership

Halifax Regional Municipality

Private

Building Use

HRM Parks

Halifax Water Owned Land

HRM Owned Land

Government Owned Properties

FEDERAL

PROVINCIAL

Halifax Regional Municipality

258 Heatherglen Dr

Beaver Bank, NS

HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub
https://hoodq.com

SCHOOLS

With so many asigned public schools near this home, your kids can thrive in the neighbourhood.

Nearby Schools

Beaver Bank-Kinsac Elementary School
Designated Catchment School
Grades PK to 5
28 Kinsac Rd

Harold T. Barrett Junior High School
Designated Catchment School
Grades 6 to 8
862 Beaver Bank Rd

LookDeeper

Lockview High School
Designated Catchment School
Grades 9 to 12
148 Lockview Rd

École Du Grand-Portage
Designated Catchment School
Grades PK to 6
100 Stokil Dr

École Secondaire Du Sommet
Designated Catchment School
Grades 6 to 12
500 Larry Uteck Blvd

PARKS & REC

This home is located in park heaven, with 3 parks and 9 recreation facilities within a 20 minute walk from this address.

Lost Creek Park
Heatherglen Dr
2 mins

Rosley Road Park
Rosley Road
19 mins

Beaver Bank Kinsac Community Centre & School Park
1583 Beaver Bank Rd
14 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 3 Playgrounds
- 1 Basketball Court
- 2 Ball Diamonds
- 2 Sports Fields
- 1 Community Centre
- 2 Sports Courts
- 1 BMX Track
- 3 Trails
- 1 Gym

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 5 minute walk away.

Nearest Street Level Transit Stop
Beaver Bank Rd Before Pinehurst Way (8747)
5 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 10km.

Cobequid Community Health Centre
40 Freer Lane

Fire Station
1581 Beaver Bank Rd

Police Station
711 Old Sackville Rd

HoodQ

Disclaimer: These materials have been prepared for and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

PROPERTY Online NOVA SCOTIA Service Nova Scotia

Property Online Map

Date: **September 7, 2026 09:39:57**

PID:	41205204	**Address:**	258 HEATHERGLEN DRIVE BEAVER BANK LOT 333	**AAN:**	09888926
County:	HALIFAX COUNTY			**Value:**	$600,300.00 (2026 RESIDENTIAL TAXABLE)
LR:	LAND REGISTRATION				

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels.Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area.The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online Version 1.0

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If you have comments regarding our site please direct them to: propertyonline@novascotia.ca

Please feel free to Submit Problems you find with the Property Online web site.

Schools

PROPERTY ADDRESS:

258 Heatherglen Dr
Beaver Bank NS B4G 0A1

Elementary

- PP - 5 Beaver Bank-Kinsac
- Elementary School
-

Junior

- 6 - 8 Harold T. Barrett Junior High School
-

Senior

- 9 - 12 Lockview High School
-

Senior - Early Immersion

- 9 - 12 Lockview High School
-

Junior - Late Immersion

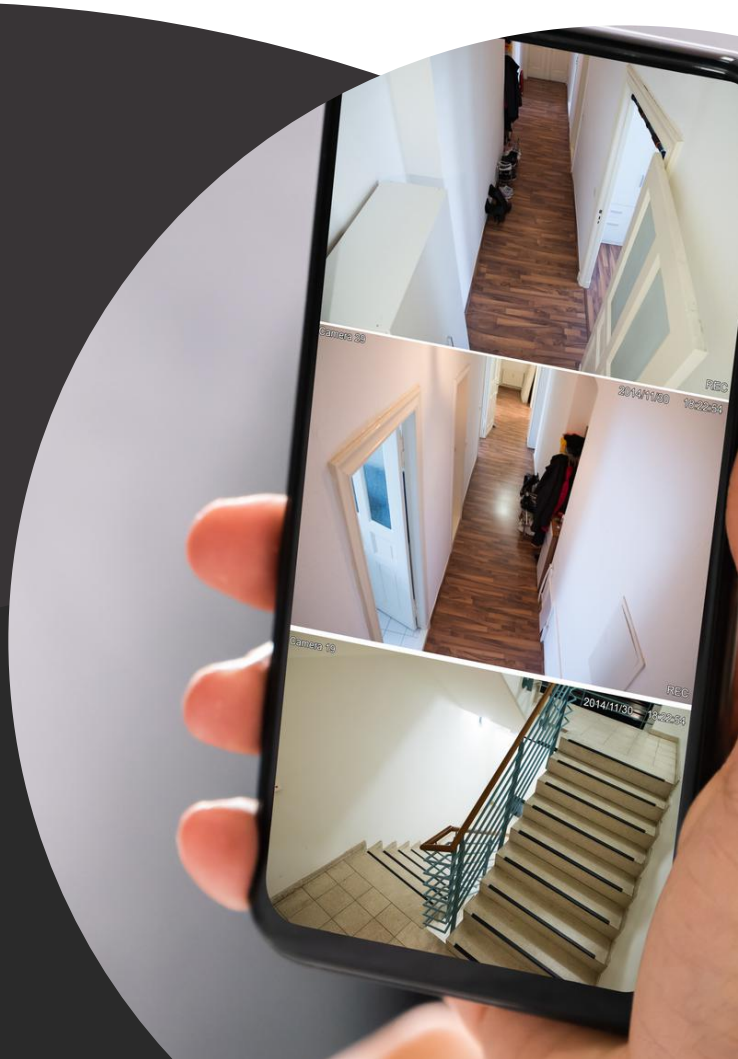
- 7 - 8 Harold T. Barrett Junior High School
-

Senior - Late Immersion

- 9 - 12 Lockview High School

For detailed information regarding each school as well as walking and driving routes to each visit:
https://mybaragar.com/index.cfm?event=page.SchoolLocatorPublic&DistrictCode=NS54

Rented or Leased Equipment



Here is a list of financed/leased or rented equipment located on the property. Copies of the financed/leased or rented equipment contracts will be provided.

PROPERTY ADDRESS:

4258 Heatherglen Dr
Beaver Bank NS B4G 0A1

Equipment	Financing/Leasing/Rental Company	Term	Expiry Date	Amount (inc. HST)/ Payment
Furnace/Boiler				
Heat Pump				
Hot Water Tank				
Propane Tank				
Security System				
Area/Yard Light				

NO LEASED EQUIPMENT

CURRENT EQUIPMENT SCHEDULE PROVIDED UPON REQUEST

Assist 2 Sell

Assist 2 Sell

Average Utility Costs

The size of your utility bill depends on various factors, including location of the home, how many occupants live there, energy rates , the weather, and much more. Although it's difficult to define an average utility bill, the summary amounts based on the current usage are a good guideline to assist in planning your monthly budget

NS Power	Natural Gas	Propane	Oil
$4,512.14	$ N/A	$ N/A	$ N/A

258 Heatherglen Dr Beaver Bank NS B4G 0A1

Current Utility Bills Provided upon request

Thinking of Selling?

FULL-Service FLAT Fee Program that guarantees you will sell your home for top dollar for a low, flat fee

Commissions are negotiable and always have been. However, consider this: a 5% commission could potentially eat up 50%, 75%, or even 100% of your home's equity. Don't let commissions erode your hard-earned equity. Choose a smarter way to sell your home.

Buyers and Sellers want the full service of a real estate brokerage for a reasonable fee.

Assist 2 Sell, HomeWorks Realty is a Full-Service Real Estate Brokerage. We offer a Low Flat Fee, a cost-effective solution that you pay only at closing. With our proven track record of selling thousands of homes, we've saved metro home sellers over 22 million dollars in commissions since 2001!

We discount our fees NOT our Service!

Frequently Asked Questions

Are There Any Up-Front Fees or Hidden Charges?
NO! You pay only the FLAT FEE paid at closing if we sell your home. If we don't sell your home, you owe NOTHING!

How Can You Charge So Much Less?
We discovered that by charging less, more sellers choose our company. This gives us the opportunity to offer more homes for sale, which of course helps to attract more buyers. We can afford to make less per sale since we sell so many more homes. In other words - VOLUME! Everyone benefits.

Does Assist-2-Sell Show My Home To Buyers?
YES! We have licensed agents available every day ready to show your home to interested buyers

Do Other Agents Show My Home?
YES! We cooperate with all real estate professionals. Agents from other offices frequently show and sell Assist-2-Sell listings.

Do You Work With Buyers?
YES! Our agents provide full service for buyers as well as sellers. In fact we have a team of FULL TIME BUYER AGENTS ready 7 days a week to show you any property. Call one our buyer agents to learn how the Assist 2 Sell program can save you money.

How Do I Know What My Home Is Worth?
We help you! We prepare a free comprehensive Comparative Market Analysis (CMA) using the same technique as appraisers. This will assist YOU in determining the correct price for your home. This approach takes into consideration the current competition of similar homes. We also review sales for the past year or so to compare market times and selling prices. If you would like a free CMA, please call or email us today.

Experience

...doesn't matter until it matters!

Since 1985 Michael Doyle has been selling homes in HRM. With over 4000 transactions under his belt you can bet he knows a thing or two about marketing and selling homes!

Since opening in 2001 the Assist 2 Sell full service award-winning FLAT FEE Program has helped metro home sellers SAVE over 22 Million in commissions!

When it's time to sell your home, call on Assist 2 sell – the team of hard working EXPERIENCED agents who love to save your money.

Michael C. Doyle
Owner/REALTOR®

Our FULL Service Marketing Program Includes the following and more:

- We will sell your home on the MLS for as low as $2995!
- We will advertise your home on Realtor.ca and all relevant real estate sites.
- No Upfront fees or hidden admin fees- we only get paid on closing.
- This low flat fee stays the same regardless of the selling price.
- We aggressively advertise your home on numerous Social Media sites.
- We produce a Single Property Website , YouTube Video and Virtual Tour, Property Brochures
- We produce On Line Interactive e Flyers, and ads for your property

We pre quality buyers, show your home, arrange for other agents to show your home, we arrange all inspections, and paperwork.

- We handle the closing. We do absolutely everything!

We call this: "FULL Service with $avings!"

Not intended to solicit properties currently listed for sale

Assist 2 Sell
HomeWorks Realty
www.AsLowAs2995.com

Sold Seller Saved amounts are based on comparing what the seller paid including HST to 6% plus HST. Any comparisons to a % commission, such as 6% are for illustration and comparison purposes only. Commissions may be negotiable and not set by law

Assist-2-Sell Saves Halifax Home-Sellers More Than $19 Million

Heather Laura Clarke (heatherlauraclarke@gmail.com) Sponsored content
Published: May 06 at 10 a.m.
Updated: May 07 at 9:27 a.m.

Michael Doyle of Assist 2 Sell in Halifax sells homes for a flat fee paid at closing. PHOTO CREDIT: Darrell Oake

When Dartmouth couple Diane and Joseph were ready to sell their home, they turned to Assist-2-Sell after seeing their signage all over the neighbourhood. They were intrigued about Assist-2-Sell's low flat-fee option. Could they really receive the full services of a professional real estate brokerage for one low flat fee, paid at closing?

Dianne says it "almost sounded too good to be true," but they were amazed the experience "far exceeded" their expectations.

"This was by far the best service we've ever received from a Realtor," says Joseph. "Our house sold within weeks, and we saved thousands of dollars. We highly recommend Assist-2-Sell and cannot say enough about their flat-fee program."

Real estate agents Michael and Lisa Doyle are the co-owners of the local Assist-2-Sell franchise located in Dartmouth. Their team at Assist-2-Sell, HomeWorks Realty Ltd. has sold more than 4,000 homes in HRM and saved home-sellers more than $19M in commissions since opening in 2001. The
$19M savings is calculated based on a comparison of the total commission paid by Assist-2-Sell sellers with what the amount would be if they paid six per cent. Most people realize that by law, commissions are negotiable and each brokerage sets their commission rates.

Historically, people selling their home on the Multiple Listing Service (MLS) might expect to pay as much as 5 – 6 per cent in commission. Assist-2-Sell's unique program offers both the listing and selling services for their low flat fee — just $2,995 for a house priced under $200,000. (The flat fee goes up just $1,000 for every $100,000.)

"Most people are surprised to learn about all the services we provide for our low flat fee. They hear 'assist' and think we'll be helping them do the work themselves, but we still do all the same work you expect from your real estate professional," explains Michael. "Our agents show your home to prospective buyers, negotiate the purchase agreement, help buyers arrange financing, handle scheduling inspections and the appraisal, oversee the closing process — everything you need and expect from a real estate professional."

"The home selling process seems intimidating and confusing — and the industry likes to keep it that way — but in reality, it is very simple," says Michael. "It comes down to finding the buyer, negotiating the purchase agreement, and closing the transaction. Once we find the buyer, the rest falls into place. These days, buyers are able to easily search to find available homes. They no longer rely on agents exclusively to learn about the inventory. Since Assist-2-Sell doesn't get paid unless the home sells, Michael says they've invested substantially in putting together a very comprehensive and powerful marketing program for every home listed with them. "We don't just put the home in the MLS and hope some other agent sells it."

Assist-2-Sell's full-service concept includes using home photography, virtual tours, YouTube videos, single-property websites, beautiful brochures and feature sheets for every property. They use Search Engine Optimization (SEO) so buyers can easily find their listings, and QR codes on all marketing materials that direct people instantly to the single-property website. In addition to the home being placed on the MLS and REALTOR.CA, they use all the same popular HRM real estate websites that other brokerages use. Also, as an IDX broker, their listings show up on all the other IDX REALTOR websites, including VIEWPOINT.CA, a very popular search site buyers use. Michael says "No other real estate company offers this amount of marketing along with real savings."

"While our fee is much less than our competitors, in addition to the savings we offer, we pride ourselves on providing a level of service and results that exceeds industry standards," says Michael. "We call it *Full Service with $avings!®*"

That's what James Lander discovered when he and his sister went through the emotional process of selling their parents' former home in Dartmouth.

"We experienced courteous and professional service throughout, and in a short period of time Assist-2-Sell sold our home," says James. "An added bonus, of course, is the fact that the real estate commission was their low flat rate. It was much less than would have been the case had we gone the traditional real estate route. We saved over $17,000."

Michael says sellers often tell him they felt the amount they're paying in commissions was too high, but they didn't feel they had any choice — it was just what they were expected to do. He's often asked how Assist-2-Sell can afford to charge such a low commission, but he believes a better question is how can other brokerages get away with charging such high commissions?

He says there is no cost or obligation for them to come out to your home and prepare a market evaluation, show you where your home fits in price-wise in the current market and answer any questions.

"That way, when you are ready to choose a real estate professional, you will understand how Assist-2- Sell works and if we are the best choice for you," says Michael. "We've been doing this since 2001 in every type of market. We've sold thousands of homes on a simple program of providing quality, professional real estate brokerage services and saving people money."

Please visit www.AsLowAs2995.com or call (902) 446-3113.

Sell your home for a Low FLAT Fee and Save Thousands in commissions!

"Full Service with $avings!"®

We have saved metro home sellers over **23.5 Million Dollars** in commission fees since 2001!

View More

Highlights of recent SOLD Properties

View More Sold Properties: https://www.homeworksrealty.ca/our_seller_savings

Halifax
SOLD 2025
Seller Saved
$44,465.00
in Commission Fees

Timberlea
SOLD 2026
Seller Saved
$23,945.70
in Commission Fees

Bedford
SOLD 2026
Seller Saved
$20,069.70
in Commission Fees

St. Margarets Village
SOLD 2026
Seller Saved
$30,438.00
in Commission Fees

Halifax
SOLD 2026
Seller Saved
$18,017.70
in Commission Fees

Middle Sackville
SOLD 2026
Seller Saved
$16,558.50
in Commission Fees

Middle Sackville
SOLD 20256
Seller Saved
$16,932.42
in Commission Fees

Halifax
SOLD 2025
Seller Saved
$33,082.80
in Commission Fees

902 446-3113

Assist 2 Sell

www.AsLowAs2995.com

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Not intended to solicit properties currently listed for sale

How much can you save with Assist 2 Sell?

Sale Price	Savings
$200,000	$ 9005.00
$250,000	$11,005.00
$300,000	$14,005.00
$350,000	$16,005.00
$400,000	$19,005.00
$450,000	$21,005.00
$500,000	$24,005.00
$550,000	$26,005.00
$600,000	$29,005.00
$650,000	$31,005.00
$700,000	$34,005.00
$750,000	$36,005.00
$800,000	$39.005.00
$850,000	$41,005.00
$900,000	$44,005.00
$950,000	$46,005.00
$1,000,000	$49,005.00

www.AsLowAs2995.com

Savings amounts are based on comparing the total commission the seller would pay using Assist 2 Sell, compared to paying a 6% commission. Taxes are not included in these calculations.

258 Heatherglen Dr Beaver Bank NS B4G 0A1

MLS# 202623116

To view the detailed listing information or download our Feature Sheets and Brochure Package – Scan the QR code below with your phone.

(get the QR Reader in the App Store/Google Play Store)

Or visit:

https://258Heatherglen.TheBestListing.com

Assist 2 Sell
HomeWorks Realty

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