

\$795,000 - 1663/1661 Edward Street, Halifax

MLS® #201503218

\$795,000

7 Bedroom, 2.00 Bathroom, 2,800 sqft

Residential on 0.07 Acres

2-B, Halifax, NS

Development Permit in place for Conversion to Triplex! Stunning, Spacious & in an Incredible location. This duplex has maintained most of its glorious original character , with dark wood trim, doors, moldings & wood floors .

South-west facing & on the sunny side of the street, its grand windows flood the rooms with natural light. The lower level flat features, 1,400 sq ft with 3 bedrooms, 1 bath and 10'™ ceilings. The upper level flat is 1,400 sq ft with 4 bedrooms, 1 bath and 9'™ ceilings. 7 bedrooms in total! An additional 1,000 of unfinished living space in the attic would make an incredible master suite or additional secondary bedroom! Potential for 3,800 finished sq ft. Each flat contains its own meter, oil tanks & furnace. There is parking for two vehicles. Near universities & hospital this home presents a tremendous investment opportunity. Among the numerous updates to the property include; all above grade windows, exterior doors, electrical, ½ of the roof, blown-in insulation, oil tanks & furnace. Call today to view!



Essential Information

MLS® #	201503218
Price	\$795,000
Bedrooms	7
Bathrooms	2.00
Full Baths	2

Square Footage	2,800
Acres	0.07
Type	Residential
Sub-Type	Duplex
Status	Closed

Community Information

Address	1663/1661 Edward Street
Area	Halifax - Dartmouth
District	2-Halifax South
Sub-District	2-B
City	Halifax
County	Halifax
Province	NS
Postal Code	B3H 3J2

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Hot Water, Radiator
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2.5 Storey
Basement	None

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Lemarchant - St Thomas Elementary School
Middle	Gorsebrook Junior High School

High Citadel High School

Additional Information

Zoning r2

Listing Details

Listing Office Sutton Group Professional Realty

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