

\$164,900 - 45 Auburn Avenue, Spryfield

MLS® #201805393

\$164,900

4 Bedroom, 1.50 Bathroom, 1,267 sqft

Residential on 0.11 Acres

7-B, Spryfield, NS

Priced below assessment, Build Equity FAST in this 4 bedroom 1.5 bath carpet free home located just a few doors from the top of Auburn Drive. Very close to good schools and just steps from walking trails! This home features a large kitchen complete with pantry and breakfast bar, open living room and dining room, one bedroom & full bath on the main level and 3 spacious bedrooms and half bath on the upper level, Need more space? No problem the large unfinished walkout basement is just waiting for you to add your finishing touches, room for a large rec-room and laundry or take advantage of the R-2 zoning and create second living suite or home based business. As an added bonus the large private backyard is fully fenced and backs onto the woods, don't wait call today for your private viewing and start building equity from day one!!



Built in 1955

Essential Information

MLS® #	201805393
Price	\$164,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,267
Acres	0.11

Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	45 Auburn Avenue
Area	Halifax - Dartmouth
District	7-Spryfield
Sub-District	7-B
City	Spryfield
County	Halifax
Province	NS
Postal Code	B3R 1K3

Amenities

Utilities	Electricity Connected, Phone Connected
Parking	Paved

Interior

Interior Features	High Speed Internet
Heating	Forced Air
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Masonite/Colour Lock
Foundation	Concrete Perimeter

School Information

Elementary	Elizabeth Sutherland School
High	JL Ilsley High School

Additional Information

Zoning	R-2
--------	-----

Listing Details

Listing Office Royal LePage Atlantic

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on November 5th, 2025 at 2:32am AST