

# \$649,900 - 6209 Coburg Road, Halifax

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MLS® #201900619

## \$649,900

5 Bedroom, 2.50 Bathroom, 2,442 sqft

Residential on 0.08 Acres

2-A, Halifax, NS

Well maintained South End Halifax home built in 1906 and lovingly restored along with many recent updates and one of the best locations adjacent to Dalhousie University near LeMarchant. You'll love the woodwork details in this home, hot water radiators, expansive main level with open concept living room and dining room with plenty of windows and large eat-in kitchen. The upper level offers 4 bedrooms and a den area plus two bedrooms and the 3rd level has a bonus large bedroom which is light and bright. The home features a lovely lot with spacious partially fenced backyard with deck, single car garage and driveway parking for two additional vehicles - a rarity in this neighbourhood. Nestled in an area of well kept homes.



Built in 1906

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 201900619   |
| Price          | \$649,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.50        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,442       |
| Acres          | 0.08        |
| Year Built     | 1906        |
| Type           | Residential |

|          |                         |
|----------|-------------------------|
| Sub-Type | Single Family Residence |
| Status   | Closed                  |

### Community Information

|              |                     |
|--------------|---------------------|
| Address      | 6209 Coburg Road    |
| Area         | Halifax - Dartmouth |
| District     | 2-Halifax South     |
| Sub-District | 2-A                 |
| City         | Halifax             |
| County       | Halifax             |
| Province     | NS                  |
| Postal Code  | B3H 1Z8             |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Utilities      | Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected |
| Parking Spaces | 2                                                                                           |
| Parking        | Detached, Single, Parking Spaces(s), Paved                                                  |
| # of Garages   | 1                                                                                           |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | See Remarks, High Speed Internet               |
| Appliances        | Range, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Hot Water, Radiant, Radiator                   |
| # of Stories      | 3                                              |
| Stories           | 3 Storey                                       |
| Has Basement      | Yes                                            |
| Basement          | Unfinished                                     |

### Exterior

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Under 0.5 Acres, Landscaped, Level |
| Roof            | Asphalt                            |
| Construction    | Wood Siding                        |
| Foundation      | Concrete Perimeter, Stone          |

### School Information

|            |                                          |
|------------|------------------------------------------|
| Elementary | Lemarchant - St Thomas Elementary School |
| Middle     | Halifax Central Junior High School       |
| High       | Citadel High School                      |

## **Additional Information**

Zoning                      R2

## **Listing Details**

Listing Office              Century 21 Trident Realty Ltd.

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