

# \$409,900 - 2545 Roosevelt Drive, Halifax

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MLS® #201920736

## \$409,900

4 Bedroom, 2.00 Bathroom, 1,450 sqft

Residential on 0.09 Acres

4-A, Halifax, NS

My clients have loved their home. Located on a quiet tree lined street in Halifax's West End this 4 bedroom, 2 bath home has undergone a number of upgrades over recent years. The main floor is bright and open from the front porch into the living and dining space with gleaming hardwood floors (refinished 2017), a bedroom, full bath, updated kitchen with stylish backsplash and new kitchen countertops (2017). Off the kitchen is entry to the back deck and large fully fenced yard (very private in summer). The 2nd floor has a spacious landing, great as a reading nook, office space or play area, 3 bedrooms, storage closet and a newly enlarged and renovated bathroom (Dormer & Reno 2017). The basement is high and dry where you'll find laundry, utilities and ample storage space. Electrical has been converted to 200 Amp, converted from oil to electric boiler in 2016, new hot water tank 2018, new front deck 2017. (Full list of upgrades available). Minutes to Flinn Park, HFX Shopping Centre, buses, easy access to highways, great schools and in an amazing family neighbourhood. Don't miss this one, book your viewing!

Built in 1955

## Essential Information

MLS® # 201920736

Price \$409,900



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,450                   |
| Acres          | 0.09                    |
| Year Built     | 1955                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### Community Information

|              |                      |
|--------------|----------------------|
| Address      | 2545 Roosevelt Drive |
| Area         | Halifax - Dartmouth  |
| District     | 4-Halifax West       |
| Sub-District | 4-A                  |
| City         | Halifax              |
| County       | Halifax              |
| Province     | NS                   |
| Postal Code  | B3L 3H9              |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Utilities | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking   | Paved                                                             |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | High Speed Internet                            |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Radiator                                       |
| # of Stories      | 2                                              |
| Stories           | 2 Storey                                       |
| Has Basement      | Yes                                            |
| Basement          | Unfinished                                     |

### Exterior

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

### School Information

|            |                             |
|------------|-----------------------------|
| Elementary | Westmount Elementary School |
| Middle     | St Agnes Junior High School |
| High       | Citadel High School         |

**Additional Information**

|        |    |
|--------|----|
| Zoning | R2 |
|--------|----|

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Atlantic (Dartmouth) |
|----------------|-----------------------------------|

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Listing information last updated on October 21st, 2025 at 7:02am ADT