

\$198,800 - 13 Auburn Avenue, Spryfield

MLS® #202000886

\$198,800

3 Bedroom, 1.50 Bathroom, 1,458 sqft

Residential on 0.11 Acres

7-B, Spryfield, NS

Affordable living in neighbourly Thornhill, and rapidly growing Spryfield! Welcome to 13 Auburn Avenue, a quaint and charming detached 1.5 Storey that is sure to impress! Boasting over 1,400 square feet of living space, this small package packs a big punch with essential features and smart use of space to maximize the homes footprint. The main level hosts a cozy living and dining area, sizeable kitchen featuring stainless steel appliances and walkout to the huge new back deck, full bath, storage, spacious master and second bedroom. The newly refreshed upper level has two flex spaces that could be used for storage, office space or customized to fit your needs. The walkout basement is perfect for guests or extra living space with a huge rec room, third bedroom with ensuite bath, and combination laundry and storage area. The exterior features a single paved driveway big enough for two cars, and a private, partially fenced backyard with oversized 12x13 shed for additional storage. Too many enhancements to list, this move in ready property is just 7 short minutes to the Armdale, and minutes from all your shopping and recreational needs, including Kidston Lake, Spryfield Urban Farm, Captain William Spry Community Centre and Pool, and numerous walking trails including Long Lake. R2 zoned, value priced and great location, this home won't last long! Contact today to book your personal tour!



Built in 1951

Essential Information

MLS® #	202000886
Price	\$198,800
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,458
Acres	0.11
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	13 Auburn Avenue
Area	Halifax - Dartmouth
District	7-Spryfield
Sub-District	7-B
City	Spryfield
County	Halifax
Province	NS
Postal Code	B3R 1K3

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Paved, Single
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Furnace, Hot Water, Radiant
# of Stories	1
Stories	One and One Half
Has Basement	Yes

Basement Finished, Walk-Out Access

Exterior

Lot Description Under 0.5 Acres, Landscaped, Level
Roof Asphalt
Foundation Concrete Perimeter

School Information

Elementary Elizabeth Sutherland School
Middle Elizabeth Sutherland School
High JL Ilsley High School

Additional Information

Zoning R2

Listing Details

Listing Office Viewpoint Realty Services Inc.

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