

\$299,900 - 45 Rufus Avenue, Fairview

MLS® #202012590

\$299,900

3 Bedroom, 1.50 Bathroom, 1,620 sqft

Residential on 0.11 Acres

N/A, Fairview, NS

Welcome home! This fully updated 3 bedroom, 2 bathroom, 2 Storey home located in central Fairview is exactly what youâ€™ve been looking for! Located on a 5000 sqft lot, this home boasts a large, fully fenced yard, a large back deck, a double paved driveway, a wired shed and a cozy front deck! The main floor features an open concept layout with spacious foyer; an updated kitchen with birch cabinets, new vinyl floors, a newer countertop and tasteful backsplash; a spacious dining room with patio door to the back yard and a large living room which is perfect for hosting. The top floor features hardwood floors throughout and consists of a large master bedroom, 2 other nice sized bedrooms and a fully updated 4 piece bathroom. The basement has been fully finished and features a large rec room with hardwood floors, a good size working laundry room with walkout to back yard, a 2 piece bathroom and a convenient storage/utility room. Recent Upgrades include New Roof (2018), Updated Kitchen, Repointed Chimney, New Oil Tank (To be done before Closing), upgraded 200AMP Electrical, updated front deck railings, new sewer line (2017), 2018 Hot Water Heater, and almost all new windows! Donâ€™t let this great home be missed, book your personal showing today! Offers should be received by Sunday July 12, 6PM.

Built in 1945



Essential Information

MLS® #	202012590
Price	\$299,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,620
Acres	0.11
Year Built	1945
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	45 Rufus Avenue
Area	Halifax - Dartmouth
District	6-Fairview
Sub-District	N/A
City	Fairview
County	Halifax
Province	NS
Postal Code	B3N 2L6

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Other, Double, Paved

Interior

Interior Features	High Speed Internet
Heating	Forced Air
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped
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Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Burton Ettinger Elementary School
Middle	Fairview Junior High School
High	Halifax West High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	Blue List Realty Canada
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