

# \$399,000 - 2443 Agricola Street, Halifax

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MLS® #202109672

**\$399,000**

3 Bedroom, 1.00 Bathroom, 1,158 sqft

Residential on 0.03 Acres

N/A, Halifax, NS

Central Halifax-3 bedroom 1 bath in the heart of the Agricola Street corridor. Property has dual usages, keep as a residence or have an amazing address/location for a business. This 150 year old home still has all the original woodwork and charm but all necessary upgrades such as 200 AMP electrical, blown in insulation in attic & walls, engineered beam to open up main floor, bamboo flooring in eat-in kitchen & living room + professionally installed Vermont Castings wood-stove & ETS. Basement level has a new hot water heater + foundation work including drainage tiles, vapour barrier and insulation. Yard consists of lilac trees, roses, 2 mature Honey Crisp and Russet apple trees, sweet cherry tree, raspberries, blueberries, currants, strawberries, rhubarb & more. Come live in this vibrant community surrounded by terrific restaurants, shops and people. Close to everything one could desire.

Built in 1872

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202109672 |
| Price          | \$399,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,158     |
| Acres          | 0.03      |



|            |                         |
|------------|-------------------------|
| Year Built | 1872                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Status     | Closed                  |

### Community Information

|              |                      |
|--------------|----------------------|
| Address      | 2443 Agricola Street |
| Area         | Halifax - Dartmouth  |
| District     | 1-Halifax Central    |
| Sub-District | N/A                  |
| City         | Halifax              |
| County       | Halifax              |
| Province     | NS                   |
| Postal Code  | B3K 4C1              |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Utilities | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking   | No Garage, None                                                   |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | High Speed Internet                                  |
| Appliances        | Electric Range, Dishwasher, Dryer - Electric, Washer |
| Heating           | Baseboard, Electric, Stove                           |
| Fireplace         | Yes                                                  |
| Fireplaces        | Wood Burning Stove                                   |
| # of Stories      | 2                                                    |
| Stories           | 2 Storey                                             |
| Has Basement      | Yes                                                  |
| Basement          | Full                                                 |

### Exterior

|                 |                                     |
|-----------------|-------------------------------------|
| Lot Description | Under 0.5 Acres, Partial Landscaped |
| Roof            | Rolled/Hot Mop                      |
| Construction    | Vinyl Siding, Wood Siding           |
| Foundation      | Stone                               |

### Additional Information

|        |    |
|--------|----|
| Zoning | C2 |
|--------|----|

### Listing Details

Listing Office

Royal LePage Atlantic (Dartmouth)

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Listing information last updated on October 20th, 2025 at 7:32am ADT