

# \$998,900 - 1845 Vernon Street, Halifax

MLS® #202223573

**\$998,900**

7 Bedroom, 4.00 Bathroom, 3,199 sqft

Residential on 0.08 Acres

2-B, Halifax, NS

Calling all young families looking to live in a big house on the peninsula and supplement your mortgage with rental income, 1845 Vernon Street is for you! Not only does the main unit include 5 bedrooms and 3 bathrooms, its dream location means youâ€™re in a wonderful school zone and close to everything. This is urban family living at its finest. Plus, with a gorgeous 2 BR upper unit with the most phenomenal rooftop patio, youâ€™ll have your choice of tenants. Thatâ€™s not all! The in-law space in the basement is perfect for a live-in nanny, visiting guests or an epic teen suite. Itâ€™s a versatile property providing lots of opportunities for your growing family. Heck, you could even reclaim the upper unit and make it an impressive single-family home if you need even more space. However you choose to live here, youâ€™ll love the proximity to downtown, the hospitals, universities and all the amenities of Quinpool Road. Walkability is high, and your stress level will be low. How could it not be with a smart investment like this? Especially when the property has been well maintained with many updates over the last number of years. Itâ€™s brimming with the south-end character youâ€™re looking for, including hardwood floors, high ceilings and large windows. But it also has spacious backyard with the most adorable â€˜she shedâ€™. There is so much to love about this listing that you really need to see it for yourself. Book a viewing now and



letâ€™s make your investment dreams come true!

Built in 1935

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | 202223573         |
| Price          | \$998,900         |
| Bedrooms       | 7                 |
| Bathrooms      | 4.00              |
| Full Baths     | 4                 |
| Square Footage | 3,199             |
| Acres          | 0.08              |
| Year Built     | 1935              |
| Type           | Residential       |
| Sub-Type       | Duplex            |
| Status         | Closed            |
| Date Sold      | January 9th, 2023 |

Community Information

|              |                     |
|--------------|---------------------|
| Address      | 1845 Vernon Street  |
| Area         | Halifax - Dartmouth |
| District     | 2-Halifax South     |
| Sub-District | 2-B                 |
| City         | Halifax             |
| County       | Halifax             |
| Province     | NS                  |
| Postal Code  | B3H 3N6             |

Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | No Garage, Paved, Single                                          |

Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | High Speed Internet                                                  |
| Appliances        | Cooktop, Stove, Dishwasher, Washer, Freezer, Microwave, Refrigerator |
| Heating           | Baseboard, Furnace, Hot Water, Radiator                              |
| Fireplace         | Yes                                                                  |

|              |              |
|--------------|--------------|
| Fireplaces   | Fireplace(s) |
| # of Stories | 2            |
| Stories      | 2 Storey     |
| Has Basement | Yes          |
| Basement     | Finished     |

### **Exterior**

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

### **School Information**

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

### **Additional Information**

|        |      |
|--------|------|
| Zoning | ER-2 |
|--------|------|

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Atlantic |
|----------------|-----------------------|

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