

\$499,900 - 26 Springvale Avenue, Halifax

MLS® #202223702

\$499,900

3 Bedroom, 1.50 Bathroom, 1,397 sqft

Residential

5-G, Halifax, NS

Located in sought after Fairmount, this 3 BR, 1.5 bath home has lots of great space for a young family or a professional couple. This 1930s home has all the character of its age combined with lots of modern updates that make it efficient and easy to maintain. This charming home features lots of hardwood, a spacious living room, separate dining room, eat in kitchen and a family room in the rear 2 storey addition. Upstairs you'll find a large primary bedroom with a walk in closet, 2 other bedrooms (one used as an office) and a completely renovated full bath. The high and dry basement features a laundry area, a half bath, plenty of storage/workshop space and has a convenient covered porch walk out for easy access. This home is on a very quiet part of Springvale Ave and has a large fenced yard surrounded by mature trees, making it perfect for quiet enjoyment or a great place for the kids or pets to play. This home has had extensive upgrades in recent years, including almost all vinyl windows above grade, all new metal exterior doors since 2015, new hardwood flooring & baseboards 2015, 200 amp electrical panel and ductless heat pumps 2015, energy efficient electric boiler 2015, water heater 2016, main bath reno 2018, metal roof 2018 - adding up to an excellent EnerGuide rating of 69 earlier this year! Don't delay - this is a well maintained home in a desirable area within walking distance to Springvale Elementary, Ashburn Golf Course, walking trails, Halifax Shopping Centre and all



amenities.

Built in 1935

Essential Information

MLS® #	202223702
Price	\$499,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,397
Year Built	1935
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 20th, 2023

Community Information

Address	26 Springvale Avenue
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-G
City	Halifax
County	Halifax
Province	NS
Postal Code	B3N 2A4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless, Hot Water
# of Stories	1
Stories	1 3/4 Storey

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	Under 0.5 Acres, Partial Landscaped
Roof	Metal
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Springvale Elementary School
Middle	St Agnes Junior High School
High	Citadel High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on November 4th, 2025 at 8:02am AST