

# \$359,900 - 13 Mcfatridge Drive, Fairview

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MLS® #202224206

**\$359,900**

2 Bedroom, 1.50 Bathroom, 1,276 sqft

Residential on 0.10 Acres

N/A, Fairview, NS

Welcome to 13 Mcfatridge Rd., Halifax.

Owned, loved & enjoyed by the same family for the past 22 yrs, this home is now awaiting a new family to make it their own. Tucked away on a quiet street & just steps to public transit & all amenities, this is a must to consider. Built in 1934, you will find character wood trim & doors plus wood floors too. Enjoy a covered front veranda, welcoming living room & formal dining room, as well as an eat-in kitchen with plenty of cabinets & countertop workspace.

There's a convenient mudroom & ½ bath off the kitchen, not often seen in a home of this age & style. Upstairs, you'll find 2 BR's & nursery or office plus full bath.

Wait, there's more, the basement offers a newly renovated space with additional living space, plus a brand-new heating system. Also enjoy a large rear deck, mostly fenced yard & large shed. House is ready for your own special touches & to make your own. Your search is over, this is the house you have been waiting for to call HOME!



Built in 1934

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 202224206 |
| Price      | \$359,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |

|                |                         |
|----------------|-------------------------|
| Half Baths     | 1                       |
| Square Footage | 1,276                   |
| Acres          | 0.10                    |
| Year Built     | 1934                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | June 6th, 2023          |

### Community Information

|              |                     |
|--------------|---------------------|
| Address      | 13 Mcfatridge Drive |
| Area         | Halifax - Dartmouth |
| District     | 6-Fairview          |
| Sub-District | N/A                 |
| City         | Fairview            |
| County       | Halifax             |
| Province     | NS                  |
| Postal Code  | B3N 2R2             |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Utilities      | Cable Connected, Electricity Connected, Phone Connected, Other |
| Parking Spaces | 1                                                              |
| Parking        | Paved, Single                                                  |

### Interior

|                   |                       |
|-------------------|-----------------------|
| Interior Features | High Speed Internet   |
| Heating           | Fireplace(s), Furnace |
| Fireplace         | Yes                   |
| # of Stories      | 2                     |
| Stories           | 2 Storey              |
| Has Basement      | Yes                   |
| Basement          | Full, Finished        |

### Exterior

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

### School Information

|            |                                   |
|------------|-----------------------------------|
| Elementary | Burton Ettinger Elementary School |
| Middle     | Fairview Junior High School       |

### **Additional Information**

|        |      |
|--------|------|
| Zoning | R-2P |
|--------|------|

### **Listing Details**

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

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Listing information last updated on October 22nd, 2025 at 6:02pm ADT