

\$369,900 - 31 Rufus Avenue, Halifax

MLS® #202225138

\$369,900

3 Bedroom, 1.00 Bathroom, 1,126 sqft

Residential

N/A, Halifax, NS

Try as I might I cannot justify charging the rent needed to keep this house afloat. My guilty conscience is your gain as I have just completed a full renovation (roof shingles and sheathing, boiler, oil tank, kitchen , flooring, light fixtures and so much more - ask for the upgrade list) and wish to pass along to someone who will love it as I did when I lived there. This little cutie is everything you need in a starter home, (or one level living home as the main level also includes a full washroom , one bedroom and laundry room) with all the work done for you. Featuring a large and level R2 zoned corner lot there is lots of space to build a garden home or garage with an apartment above it if you wish to expand to a second unit. Situated in Fairview this house is very convenient. When living there, (without a car) I was able to get everywhere very easily , as it's central to many access points. Have kids? Welcome to Burton Ettinger, a fantastic early french immersion school, (and did I mention the incredible before/ after school program situated next door to the school - was a blessing when my kids were young). While bittersweet, it's time for some new memories at 31 Rufus avenue, if you think you may be the next creator of them, reach out today!



Essential Information

MLS® # 202225138

Price \$369,900

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,126
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 18th, 2022

Community Information

Address	31 Rufus Avenue
Area	Halifax - Dartmouth
District	6-Fairview
Sub-District	N/A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3N 2L6

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Gravel
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl 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	Keller Williams Select Realty
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