

\$350,000 - 15 Sussex Street, Halifax

MLS® #202225935

\$350,000

2 Bedroom, 1.00 Bathroom, 985 sqft

Residential on 0.22 Acres

7-A, Halifax, NS

Oh my, aren't we sweet on Sussex Street! This home has been lovingly renovated over the years and move in ready for you to call home. The current owners have really opened up the space and created a contemporary yet cozy feel throughout - such great flow! A large kitchen with room enough to dine with a crowd! Stainless appliances, crisp subway tile backsplash, butcher block countertops - even a walk out to the private back deck - time to BBQ! Moving on into the large living room there is space to tuck in by the welcoming wood stove or curl up in your favourite comfy chair and create your own reading nook - this room is so bright and sunlit from the expansive windows you'll never want to leave! The Primary bedroom continues with the wonderful placement of windows to bring in the light, double closets, space enough to have a desk if one wants and even a thoughtful dressing/make-up nook to ready yourself for a night out! The second bedroom has a great set of useful built in shelves and also a good sized closet. The bathroom, with its bespoke wooden vanity, has a thoughtfully designed inset shelving for your towels and sundries. Laundry is just off the kitchen - it's all just perfectly laid out for the next owner. The pièce de résistance is the detached garage/outbuilding! At nearly 500sqft it houses a separate heated office with a private entrance as well as the massive bonus workshop space - whether you use it for storage, a gym, an artist studio - the



possibilities to customize this space are endless. The yard is massive with areas for gardening or evening bonfires. with pals. Hardwood floors throughout, updated plumbing/electrical, new roof are just a few of the additional features. Amenities within walking distance in the thriving community of Spryfield and minutes to the Armdale rotary taking you into downtown Halifax. Easy access to trails for hiking and lakes for swimming - looks like you can have it all! Call your fave local Realtor today to book a viewing!

Built in 1940

Essential Information

MLS® #	202225935
Price	\$350,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	985
Acres	0.22
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 13th, 2022

Community Information

Address	15 Sussex Street
Area	Halifax - Dartmouth
District	7-Spryfield
Sub-District	7-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3R 1N8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Heated Garage, Wired, Other, Gravel, Multiple Driveways
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Washer/Dryer, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Block, Concrete Perimeter

School Information

Elementary	Central Spryfield Elementary School
Middle	Rockingstone Heights School
High	JL Ilsley High School

Additional Information

Zoning	R-2 - RESIDENTIAL MEDIUM DENISTY
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Listing Details

Listing Office	Royal LePage Atlantic
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