

\$985,000 - 8 Rosemount Avenue, Halifax

MLS® #202302451

\$985,000

4 Bedroom, 3.50 Bathroom, 2,774 sqft

Residential

5-G, Halifax, NS

The turnover is low on Rosemount Avenue because no one ever wants to leave this little slice of Halifax heaven. Situated on a quiet cul-de-sac, set back from the street is a classic East Coast family home. Mature trees, golf course worthy grass, and beautiful landscaping, this neighbourhood is often referred to as 'country in the city.' Inside you'll find a long list of upgrades plus gorgeous hardwood floors. The renovated kitchen has plenty of space to hang out at the island, or sit down for a meal with friends and family. The kitchen opens into a large family room, with propane fireplace, built-ins with natural sunlight streaming in. The living area has a wood burning fireplace with built-ins, making it a pleasant spot to retreat with friends or a good book. When the occasion calls for a formal meal, head to the beautiful dining room - perfect for holidays and large gatherings. Conveniences on the main floor include a mudroom, pantry, and half bathroom - all perfect for a busy household. You'll find the same quality and pride of home upstairs with three bedrooms, an office/den or flex space, and two baths. The spacious primary suite offers a large walk in closet, roof top deck overlooking the backyard, and ensuite bath. Head downstairs to a beautifully finished basement with 3 piece bath. This space can be whatever you need it to be, and it's spacious enough to multitask as a rec room, gym, and home office. Speaking of golf-worthy grass, this is Ashburn Golf Club territory, so



golfers take note! The private, fenced-in backyard is like a park “ with a natural stone patio area, gorgeous, tiered landscaping, sprinkler system, and gardener’s shed. With a front facing garage and a backyard begging for a dog and a trampoline - Rosemount is as versatile as she is historic and charming. Convenient access to downtown, shopping, highways, schools and rails to trails- just at the end of the street.

Built in 1951

Essential Information

MLS® #	202302451
Price	\$985,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,774
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 31st, 2023

Community Information

Address	8 Rosemount Avenue
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-G
City	Halifax
County	Halifax
Province	NS
Postal Code	B3N 1X8

Amenities

Utilities	Cable Connected, Electricity Connected
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Parking	Attached, Aggregate
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Interior

Interior Features	Ensuite Bath
Appliances	Trash Compactor, Propane Cooktop, Oven, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Furnace, Radiator
Fireplace	Yes
Fireplaces	Fireplace(s), Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl 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	Engel & Volkers
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