

\$449,900 - 44 Mansion Avenue, Spryfield

MLS® #202302643

\$449,900

4 Bedroom, Bathroom,
Residential Income on 0.17 Acres

7-D, Spryfield, NS

This lovey over under duplex is a great was to own while the tenant helps pay the mortgage! The upper level is a spacious 2 bedroom 1 bath unit. quaint fire place (not operational) beautiful floors. Kitchen is updated but original. Dining room is large enough for those family dinners. This unit has been tastefully updated and is immaculately clean! The bottom unit has its own entrance in the back. Kitchen and living combo with newer cabinets, new flooring, 2 good sized bedrooms and another full bath. There use to be 2 meters but it was combined into one meter and tenants 1500.00 rent is all inclusive month to month. Forced air furnace is 2008, Fiberglass oil tank 2013, 2 LG ductless mini splits 2016, New electrical panel 2019, New electrical mast in 2019, New electric hot water heater in 2021, basement units kitchen 2016, basement flooring 2019, Roof is aprox 8-10 years old but in excellent condition. Some appliances are newer. Quick close available.

Built in 1960

Essential Information

MLS® #	202302643
Price	\$449,900
Bedrooms	4
Acres	0.17
Year Built	1960
Type	Residential Income



Sub-Type	Duplex
Status	Closed
Date Sold	May 15th, 2023

Community Information

Address	44 Mansion Avenue
Area	Halifax - Dartmouth
District	7-Spryfield
Sub-District	7-D
City	Spryfield
County	Halifax
Province	NS
Postal Code	B3R 1C9

Amenities

Utilities	Electricity Connected
Parking	Block, Driveway, Paved

Interior

Interior Features	See Remarks
Appliances	Electric Oven, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator, Stove, Dryer
Heating	Baseboard, Forced Air, Ductless
Cooling	Ductless
Fireplace	Yes
Fireplaces	Fireplace(s), Wood Burning Stove
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	William King Elementary School
Middle	Herring Cove Junior High School
High	JL Ilsley High School

Additional Information

Zoning R-2 - RESIDENTIAL MEDIUM DENISTY

Listing Details

Listing Office Royal LePage Anchor Realty

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