

\$824,900 - 70 Amirault Court, Halifax

MLS® #202305764

\$824,900

4 Bedroom, 3.00 Bathroom, 2,831 sqft

Residential on 0.18 Acres

5-F, Halifax, NS

A home should be many things; functional, practical, with features and finishes you need and want. Warm and welcoming, a refuge from the hustle-and-bustle of city life. 70 Amirault Court is all this and more. Nestled at the end of a private cul-de-sac, this impeccable home backs on to Hemlock Ravine Park. The upper level features a stunning renovated kitchen with gas stove, stainless appliances, Corian countertop, and an elegant living/dining space, perfect for entertaining. The eat-in kitchen flows effortlessly to the south-facing parkside back yard, perfect for barbecues, gardening, and access to trails. The primary suite features a large walk-in closet and ensuite bath with jetted tub, separate shower, and double sinks. Two additional bedrooms and full bath on this level offer flexibility for family, guests, and work-at-home space. The light and bright lower level includes a comfortable family room with propane fireplace, fourth bedroom, full bath, media room, and easy access to the built-in double garage. The heat pump, ETS unit, and ceramic electric wall-mounted heaters have significantly reduced reliance on the oil-fired boiler. Located in the Grosvenor-Wentworth Park elementary school catchment, and steps from Cole Beaubassin. City amenities nearby, including Bedford waterfront. A practical, beautiful oasis. Viewings by appointment; don't hesitate to book a private tour.

Built in 2003



Essential Information

MLS® #	202305764
Price	\$824,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,831
Acres	0.18
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 15th, 2023

Community Information

Address	70 Amirault Court
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-F
City	Halifax
County	Halifax
Province	NS
Postal Code	B3M 4V7

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Double, Garage, Heated Garage, Wired, Aggregate, Parking Spaces(s)
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Electric Oven, Stove - Gas, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Electric, Fireplace(s), Furnace, Ductless, Hot Water, Space Heater
Cooling	Ductless
Fireplace	Yes
Fireplaces	Fireplace(s), Propane

# of Stories	2
Stories	2 Storey, Two
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Ravine
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Grosvenor - Wentworth Park Elementary School
Middle	Clayton Park Junior High School
High	Halifax West High School

Additional Information

Zoning	K
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Listing Details

Listing Office	Red Door Realty
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