

\$325,000 - 30 Smith Avenue, Cole Harbour

MLS® #202305792

\$325,000

2 Bedroom, 1.50 Bathroom, 1,376 sqft

Residential on 0.49 Acres

15-C, Cole Harbour, NS

Welcome Home to 30 Smith Avenue. This 2 bed, 1.5 bath bungalow is ready for its new owners in a safe, family-friendly neighbourhood. Upon entering the front door we arrive at the former living room which now acts as the dining room immediately off the small but functional kitchen. Through the dining room we enter the huge main level living room extension featuring a ductless heat pump with A/C and access to the rear deck. Also on this level we have 2 good sized bedrooms and the family bathroom. On the lower level we have a rec room that could relatively easily be renovated into a third bedroom, a half bathroom and an unfinished workbench and storage room. Outside you will love the mature trees and huge backyard sitting on an oversized city Lot size of 21,135 square feet offering plenty of privacy and future investment options! This property is in a great location and close to all amenities including shopping, walking trails, beaches, parks, public transportation and recreation centre. Call your agent today to book your private showing. TLA: 1376 sqft.



Built in 1961

Essential Information

MLS® # 202305792

Price \$325,000

Bedrooms 2

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,376
Acres	0.49
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 12th, 2023

Community Information

Address	30 Smith Avenue
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-C
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2V 1M4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Paved, Single

Interior

Interior Features	High Speed Internet
Heating	Forced Air, Furnace, Ductless
Has Basement	Yes
Basement	Partially Finished

Exterior

Lot Description	Under 0.5 Acres, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block, Concrete Perimeter

School Information

Elementary	Colonel John Stuart Elementary School
Middle	Sir Robert Borden Junior High School
High	Cole Harbour District High School

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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