

\$1,350,000 - 2044/2046 Oxford Street, Halifax

MLS® #202305943

\$1,350,000

6 Bedroom, 5.00 Bathroom, 2,460 sqft

Residential on 0.13 Acres

4-A, Halifax, NS

This is an opportunity you do not want to miss! Welcome to 2044/2046 Oxford Street, a large owner-occupied 2-unit income property. Completely renovated from the inside and out in 2014(new roof, windows, doors, siding, flooring, kitchens, appliances, baths, insulation, deck, electrical and even new water/sewer pipe), this incredible property is situated in West End Halifax. With two large, fully renovated units, the property is a rare find with its own civic address, separate entrance and spacious outdoor parking area. Each side features 3 bedrooms and 2.5 bathrooms. The main level on both units boasts a beautiful kitchen with lots of natural light, dining area, powder room, as well as a living room complete with fireplace and ductless heat pump. Upstairs, you will find the spacious primary bedroom with walk-in closet, beautiful ensuite, two additional bedrooms, and a full bathroom. Currently, tenants are occupied on 2044 and owners are living on 2046 Oxford. The location is ideal, as you are minutes away from Quinpool Road shops, restaurants, hospital, downtown, and in one of the most sought-after school districts in HRM. This home is a fabulous investment in excellent condition. Call to set up your viewing today!



Built in 1917

Essential Information

MLS® #

202305943

Price	\$1,350,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	2,460
Acres	0.13
Year Built	1917
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	September 1st, 2023

Community Information

Address	2044/2046 Oxford Street
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3L 2T2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Landscaped
Roof	Rolled/Hot Mop
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Sir Charles Tupper Elementary School
Middle	Halifax Central Junior High School
High	Citadel High School

Additional Information

Zoning	ER-2
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Listing Details

Listing Office	Royal LePage Atlantic
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