

\$749,900 - 3290 Agricola Street, Halifax

MLS® #202305966

\$749,900

4 Bedroom, 3.00 Bathroom, 2,175 sqft

Residential on 0.07 Acres

3-B, Halifax, NS

You can have it all! 3290 Agricola St is a slice of old-world charm and modern convenience. This stunning 4 bedroom, 2 bathroom century home is located in one of Halifax's most vibrant neighbourhoods, complete with a studio apartment to help you with your mortgage. Tastefully updated while preserving its original character and features; the wide time, glass door knobs, cast iron radiators, and charming wood shingle exterior are a respectful nod to this home's historical roots. Step inside and cozy up to the original fireplace with a propane insert, or relax in the luxurious claw foot tub. The main floor boasts two bedrooms and two baths, including an ensuite with a custom tile shower. The recent renovation allows for owners to age in place or for accessible one-level living, while the lower level of the home features two additional bedrooms, perfect for guests, a growing family or for those who work from home. The upper level studio (with private balcony) provides excellent income potential and is currently rented for \$1000/month. Not to mention, this property benefits from the cost savings of solar! Located in a trendy North End Halifax neighbourhood, this property is walking distance to four playgrounds and elementary, junior high, and French immersion schools. Dog owners love the proximity to the off-leash park at Fort Needham and living steps from the Hydrostone means you'll enjoy a quiet neighbourhood with the comforts of downtown living. Grab a coffee at Espresso 46, a



croissant at Julien's Bakery or enjoy a delicious meal with friends at the Ostrich Club. Call to set up your private viewing; this one will not last.

Essential Information

MLS® #	202305966
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,175
Acres	0.07
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 31st, 2023

Community Information

Address	3290 Agricola Street
Area	Halifax - Dartmouth
District	3-Halifax North
Sub-District	3-B
City	Halifax
County	Halifax
Province	NS
Postal Code	B3K 4H5

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	Parking Spaces(s), Shared

Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Gas Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Hot Water, Radiant, Radiator
Fireplace	Yes
Fireplaces	Propane

# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	St Stephen's Elementary School
Middle	Highland Park Junior High School
High	Citadel High School

Additional Information

Zoning	ER-2
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Listing Details

Listing Office	Engel & Volkers
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