

# \$615,000 - 36 Springvale Avenue, Halifax

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MLS® #202306160

**\$615,000**

4 Bedroom, 2.00 Bathroom, 1,677 sqft

Residential on 0.14 Acres

5-G, Halifax, NS

**\*\*CHECK OUT VIRTUAL TOUR AND VIDEO TOUR\*\*** Welcome to this delightful 3-bedroom home, a perfect blend of casual elegance and modern charm! Ideally located near amenities and just a stone's throw from a gorgeous golf course. As you step into the main house, you'll instantly fall in love with the original hardwood floors, beautifully refinished to give a warm, inviting vibe. The open-concept living area is perfect for chill hangouts with loved ones, connecting the stylishly updated kitchen, dining, and living rooms. Each of the three bedrooms is filled with natural light. The bathroom has also been updated, so you'll feel pampered and relaxed whenever you step in. To keep you comfy all year, the house is equipped with a heat pump that's efficient for both heating and cooling. Now, let's talk about that adorable backyard suite. This self-contained space is just the ticket for some extra income, or maybe even a private retreat for guests. With its own entrance, kitchenette, and bathroom, it's got everything your tenants (or visitors) could need. Plus, they'll be right near shops, restaurants, and other cool spots. For those who love golf, this home's location is a dream come true. You'll be just a short stroll from the greens, so you can tee off whenever you like or simply enjoy leisurely walks surrounded by stunning views. Don't miss this fantastic opportunity to own this home, complete with a charming backyard suite and an unbeatable location. Give us a call to set up a private tour, and let this cozy haven sweep



you off your feet.

Built in 1950

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202306160               |
| Price          | \$615,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,677                   |
| Acres          | 0.14                    |
| Year Built     | 1950                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | July 12th, 2023         |

### Community Information

|              |                                       |
|--------------|---------------------------------------|
| Address      | 36 Springvale Avenue                  |
| Area         | Halifax - Dartmouth                   |
| District     | 5-Fairmount, Clayton Park, Rockingham |
| Sub-District | 5-G                                   |
| City         | Halifax                               |
| County       | Halifax                               |
| Province     | NS                                    |
| Postal Code  | B3N 2A5                               |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Utilities      | Electric, Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 4                                                                          |
| Parking        | Detached, 1.5, Wired, Concrete, Double, Paved                              |
| # of Garages   | 2                                                                          |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Secondary Suite, High Speed Internet           |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Fireplace(s), Ductless              |

|              |                  |
|--------------|------------------|
| Fireplace    | Yes              |
| # of Stories | 1                |
| Stories      | One and One Half |
| Has Basement | Yes              |
| Basement     | Full, Finished   |

### **Exterior**

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Under 0.5 Acres, Landscaped, Level |
| Roof            | Asphalt                            |
| Construction    | Wood Siding                        |
| Foundation      | Concrete Perimeter                 |

### **School Information**

|            |                              |
|------------|------------------------------|
| Elementary | Springvale Elementary School |
| Middle     | St Agnes Junior High School  |
| High       | Citadel High School          |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | R-1 |
|--------|-----|

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Atlantic |
|----------------|-----------------------|

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