

\$499,900 - 6 Birchdale Avenue, Timberlea

MLS® #202306956

\$499,900

4 Bedroom, 2.00 Bathroom, 1,661 sqft

Residential on 0.14 Acres

40-A, Timberlea, NS

Welcome to 6 Birchdale Avenue - a stunning 4 bedroom & 2 full bathroom side-split located in the highly sought-after neighborhood of Glengarry Estates. This home has been well-maintained with many desirable features. The abundance of natural light and gleaming hardwood floors are sure to create a warm and inviting atmosphere, and the open concept kitchen/dining room area is perfect for entertaining. The private back deck is also a great addition for outdoor living and relaxation. The upper level with a full bathroom and three good sized bedrooms, including the primary bedroom with a walk-in closet, is sure to provide comfortable living space for a family or guests. The lower level with an additional bedroom, rec room space, full bathroom, and laundry/utility room offers extra flexibility and convenience. A radon mitigation system was installed in the basement for safety. The large 20x24 detached garage with plenty of storage space is also a great feature. The location in Glengarry Estates with nearby parks, walking/hiking trails, bus routes, schools, and The Links at Brunello golf course makes this home even more appealing. The open house on Saturday from 2-4pm sounds like a great opportunity for potential buyers to see the home for themselves and appreciate all that it has to offer.



Built in 1993

Essential Information

MLS® #	202306956
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,661
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 3rd, 2023

Community Information

Address	6 Birchdale Avenue
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 1J7

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected, Other
Parking	Detached, Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Hot Water
Stories	Side Split
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Beechville Lakeside Timberlea Sr Elementary School
Middle	Ridgecliff Middle School
High	Bay View High School

Additional Information

Zoning	R-1 - RESIDENTIAL LOW DENSITY
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Listing Details

Listing Office	RE/MAX Nova
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