

\$629,000 - 18/20 Keigan Drive, Enfield

MLS® #202307023

\$629,000

4 Bedroom, 4.00 Bathroom, 1,960 sqft

Residential on 2.26 Acres

105-B, Enfield, NS

Welcome to the growing community of Enfield!

Away from the hustle and bustle of the main thoroughfare, this newly built side-by-side duplex is located on a quiet residential street. The Seller is an ICF contractor and the builder of these homes. Occupancy permits are in place for both sides and the Seller is currently living in unit 18. Both sides require cosmetic finishes to be fully complete. Some work can be negotiated to occur before closing. Keigan Drive is in the highly sought after Riverdale Estates subdivision that boasts many newly built, higher end homes with large lots, making this a smart investment. If you are an investor looking for a rental property, you will be happy to know that vacant possession can be guaranteed. Each side has 2 bedrooms and 2 full bathrooms plus attached garage with storage loft. No expense was spared in the construction of these homes. ICF walls, sealed concrete floors with radiant heat, R40 insulation in the attic, granite countertops and central vac. Appliances in both units are included. Rent has been set at \$2500 per side plus utilities, but the Seller has not yet rented either side, so it is HST exempt. There is a firewall between the units that continues right through the attic and separate power meters. The 2+ acre lot affords plenty of privacy and room for your projects, or just sit on the back patio and watch the deer graze. The R2 zoning allows for an additional 1,000 square foot detached garage and a variety of home based business uses. The location is ideal â€œ



5 minutes from the 102 highway, Tim Hortons, shopping and restaurants, 20 minutes to Burnside and 30 minutes to downtown Halifax.

The neighbourhood is friendly and quiet with houses set back from the road, making evening walks or bike rides a favourite pastime. This is one of the reasons it's so hard to find a house for sale in Riverdale – don't let this one pass you by!

Built in 2020

Essential Information

MLS® #	202307023
Price	\$629,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,960
Acres	2.26
Year Built	2020
Type	Residential
Sub-Type	Duplex
Style	Bungalow
Status	Closed
Date Sold	June 30th, 2023

Community Information

Address	18/20 Keigan Drive
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-B
City	Enfield
County	Halifax
Province	NS
Postal Code	B2T 0G4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	3
Parking	Single, Wired, Double, Gravel
# of Garages	1

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	In Floor, Radiant
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

School Information

Elementary	Oldfield Consolidated Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-1B
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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