

\$599,900 - 7136/7138 Spruce Street, Halifax

MLS® #202308493

\$599,900

5 Bedroom, 2.50 Bathroom, 1,636 sqft

Residential on 0.09 Acres

4-A, Halifax, NS

Welcome to 7136/7138 Spruce st! The current owners have added incredible income to this west-end house - a legal two-bedroom lower unit, fully permitted and to code, built in the last few years! Notable upgrades include new roof shingles on house & garage in 2020, new propane boiler system, two power meters with upgraded 200 amp service so each tenant can pay their own utilities, a half bathroom & laundry room added downstairs, and so much more. For a full list of upgrades, see the full Upgrade List in the document section online. The main house is full of character with a wood burning fireplace, a wooden passthrough, 3 bedrooms, 1.5 baths, and a lower-level laundry room spread over three levels. Plus, a large detached and wired garage in the backyard that could be transformed down the road to a great studio space. The lower level unit was finished nicely with it's own stackable laundry, clean & modern finishes, and has never had any trouble being rented. The driveway is paved and fits 3 - 4 cars. This would be a fantastic owner-occupied property with good income from the lower unit to supplement your mortgage, or, add a stress-free two-unit west-end property to your rental portfolio. Situated with quick access to Bayers rd, the Chain of Lakes trail system, and walkability to the Superstore, Shoppers Drug Mart, and more - make sure to add 7136/7138 Spruce st to your list of properties to view!



Built in 1954

Essential Information

MLS® #	202308493
Price	\$599,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	0.09
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 14th, 2023

Community Information

Address	7136/7138 Spruce Street
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3L 2M5

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Wired, Paved
# of Garages	2

Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Stove, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Fireplace(s)
Fireplace	Yes

# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Westmount Elementary School
Middle	St Agnes Junior High School
High	Citadel High School

Additional Information

Zoning	ER-2
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Listing Details

Listing Office	Exit Realty Metro
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