

\$574,900 - 5 Edgehill Road, Armdale

MLS® #202308697

\$574,900

4 Bedroom, 2.00 Bathroom, 1,749 sqft

Residential on 0.11 Acres

8-A, Armdale, NS

Fabulous character home in sought after Armdale Community, minutes to Chocolate Lake, Long Lake, and Downtown Halifax. Your main level features a spacious living room that opens to a bright dining room and a refreshed kitchen with stainless appliances. A main level bedroom (or office) and updated full bathroom complete this level. Up the character-filled staircase you'll find two more well appointed bedrooms. Downstairs, the walk-out basement is finished with a family room, fabulous new laundry room, fourth bedroom and full bathroom. An excellent space for extended guests! This beautiful property has seen a number of updates over the years, including a new Elements Metal roof (2021), updated bathrooms including bathroom fans with new wiring (2018), new laundry room, including machines and cabinetry (2018), new luxury vinyl plank and stone composite plank flooring (2018), 3 new heat pumps (2016), new water heater (2017), new dishwasher and fridge (2022 & 2020), new basement window (2020), new front door (May 2023), new porch and deck (2020), and new sewer lateral (2016). This home sits just 12 minutes from Downtown and CFB Halifax, so you can spend less time commuting and more time in nature, which you can easily do here as you're within walking distance to popular Chocolate Lake and just 4 minutes to Long Lake Provincial Park. Enjoy 10km's of hiking trails, and access to the lake for an afternoon of kayaking! Want to stay home for a



relaxing afternoon on your back deck, or gardening in your backyard? You can do so amidst the privacy of the mature trees here. Pre-inspected for your peace of mind, this home is ready to be enjoyed from the day you move in. Call to view!

Built in 1953

Essential Information

MLS® #	202308697
Price	\$574,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,749
Acres	0.11
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 18th, 2023

Community Information

Address	5 Edgehill Road
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove
Sub-District	8-A
City	Armdale
County	Halifax
Province	NS
Postal Code	B3N 1G5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

Interior

Interior Features	High Speed Internet
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Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace, Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Metal
Construction	Vinyl 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
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Listing Details

Listing Office	Dockside Realty
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