

\$569,900 - 70 Sunnybrae Avenue, Halifax

MLS® #202309984

\$569,900

5 Bedroom, 2.00 Bathroom, 1,663 sqft

Residential on 0.16 Acres

N/A, Halifax, NS

Welcome to 70 Sunnybrae Ave! This charming legal duplex offers a fantastic opportunity for both homeowners and investors. This property boasts a convenient location within walking distance to schools, shops, and the scenic Rails-to-Trails pathways. The upper level features a 3-bedroom unit with beautiful refinished hardwood floors and an open living area. The huge triple pane window lets in gorgeous natural light and has a fireplace with custom built-ins. The kitchen is very bright with a corner window offering soaring views of Fairview and glimpses of the MacKay Bridge! There is ample counter space and cupboards with a sit-up bar and dishwasher. The master bedroom is spacious with double closets. Two more good size rooms with a full bath round off the upper level. Extra space in the basement belonging to the upper unit could be finished or used for storage. The lower unit is extremely bright as it sits half above-grade and boasts a large southeast-facing window. This unit features a newer kitchen, open living area, full bath and 2 bedrooms (or 1 plus den). A dedicated laundry room completes this unit. Other notable features: Each unit has its own parking areas, laundry, hot water tank, heating source, and power meter with separated electrical. Outside features a large quiet backyard, shed, and patio. Both front and back are landscaped with perennials. This home represents excellent value and is move-in ready!



Built in 1955

Essential Information

MLS® #	202309984
Price	\$569,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,663
Acres	0.16
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 22nd, 2023

Community Information

Address	70 Sunnybrae Avenue
Area	Halifax - Dartmouth
District	6-Fairview
Sub-District	N/A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3N 2G5

Amenities

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

Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Electric Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Forced Air, Ductless
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Burton Ettinger Elementary School
Middle	Fairview Junior High School
High	Halifax West High School

Additional Information

Zoning	R-2
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Listing Details

Listing Office	Keller Williams Select Realty
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