

\$389,000 - 33 Linden Court, Cole Harbour

MLS® #202310380

\$389,000

3 Bedroom, 1.50 Bathroom, 1,600 sqft

Residential on 0.11 Acres

15-A, Cole Harbour, NS

Introducing the ultimate family home in Cole Harbour! Welcome to 33 Linden Crt – a beautifully upgraded executive 2-storey semi-detached home that offers the perfect blend of comfort and convenience. This home is in close proximity to everything you could ever need. From parks, playgrounds, schools, NSCC, beaches, shopping, restaurants, and more – you'll never run out of things to do! Step inside this gorgeous home and be greeted by an abundance of natural light that flows through the dining room, living room, Kitchen and half bath. With three spacious bedrooms and two upgraded bathrooms, this home is perfect for families of all sizes. You'll love the heated flooring in the second level bathroom – perfect for those chilly winter mornings. This home has undergone extensive upgrades, including a 2018 heat pump, 2021 back fence, new carpet on stairs/upstairs landing, pot lights, and two newly renovated bathrooms. The roof was replaced in 2014, and 2022 hot water tank, landscaped gardens, shed (12x16) and all flooring, appliances, windows, doors, and trim have been replaced with fresh paint throughout – making this home truly move-in ready. Access the fully fenced backyard and 7x17 deck from the walkout in the dining room. This yard is perfect for pets, children, or those with a green thumb. With a shed for added storage, you can easily build your own greenhouse or flower garden. The lower level is spacious area that you can easily customize to your liking with a



walkout to the backyard. Whether you're a first-time homebuyer, a small family, or looking to downsize, this is the perfect home for you. Don't wait â€” call your agent today to book a showing!

Built in 1984

Essential Information

MLS® #	202310380
Price	\$389,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,600
Acres	0.11
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 4th, 2023

Community Information

Address	33 Linden Court
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-A
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2W 4X2

Amenities

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

Interior

Interior Features	High Speed Internet
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Heating	Baseboard, Ductless
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Robert Kemp Turner Elementary School
Middle	Sir Robert Borden Junior High School
High	Cole Harbour District High School

Additional Information

Zoning	R-2 - RESIDENTIAL MEDIUM DENISTY
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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