

# \$439,900 - 32 Beaver Crescent, Cole Harbour

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MLS® #202311676

**\$439,900**

4 Bedroom, Bathroom,  
Residential Income on 0.14 Acres

16-D, Cole Harbour, NS

Vacant, ready-to-rent and fully renovated lower unit (new floors, kitchen and fresh paint)! Large windows in the lower level make it bright, bright, bright! Rent one unit, live in the other of this legal duplex. Each two-bedroom unit offers its own separate entrance, power meter and hot water tank. Each unit pays their own heat. Detached wired garage in the large, fenced backyard. Includes 2 fridges, 2 stoves, 2 washers and 2 dryers (lower unit has a new fridge and newer, stacked washer/dryer). Several other updates including fiberglass oil tank (2020), rear deck and newer roof. Don't miss this excellent multi-unit investment property in Cole Harbour, so close to everything! Great location in a quiet area not far from Dartmouth/Halifax, just minutes to Shearwater, Eastern Passage boardwalk and beach, shopping and excellent schools! Lower floor: Vacant. Top floor: Fixed-term lease until Oct. 31, 2023.



## Essential Information

MLS® #	202311676
Price	\$439,900
Bedrooms	4
Acres	0.14
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	June 27th, 2023

## Community Information

Address	32 Beaver Crescent
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-D
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2W 1X4

## Amenities

Utilities	Electricity Connected
Parking	Paved

## Interior

Interior Features	Secondary Suite
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Forced Air, Furnace
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

## Exterior

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

## School Information

Elementary	Caldwell Road Elementary School
Middle	Astral Drive Junior High School
High	Auburn Drive High School

## Additional Information

Zoning	R-2
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## Listing Details

Listing Office	RE/MAX Nova
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Listing information last updated on October 14th, 2025 at 12:35pm ADT