

# \$549,900 - 59 Tyler Street, Enfield

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MLS® #202314810

**\$549,900**

4 Bedroom, 3.00 Bathroom, 2,864 sqft

Residential on 0.21 Acres

105-B, Enfield, NS

Welcome to an idyllic haven perfect for first-time buyers, growing families or those seeking an enviable retirement retreat. Boasting an impressive 9177 sq ft lot, this superbly presented 4-bedroom house offers single level living at its best, with an open concept main living space and clever floor plan that offers secondary suite potential. Experience the convenience of 3 bedrooms positioned on the upper level, including a primary bedroom suite with walk-in closet and ensuite bath offering double vanities, a sumptuous jet tub and a stand-alone shower. The secondary bedrooms are uniquely situated on a separate end, affording privacy and complemented by their own full bathroom. Laundry need not be a chore with a dedicated space privately positioned so it is accessible from both upstairs and downstairs. The potential of the walk-out basement is vast - complete with large family room/games room, a fourth bedroom, full bathroom, and bar area that is roughed in for plumbing and would be ideal for a kitchenette. Imagine a secondary suite or an epic recreational retreat for the family (pool table included!). The home is carpet-free and boasts plenty of storage. It also features 2 heat pumps for efficient heating and air conditioning in the Summer months. Step outside to a beautifully landscaped backyard, complete with striking hardscaping, a cozy firepit and a pergola. A handy shed caters for additional storage needs. Situated in a warm, family-friendly



community that radiates a sense of pride, you'll not only be investing in a remarkable property but also a delightful lifestyle! On city services, just minutes to Highway 102 for easy access to the Halifax Airport (13 mins) and CFB Halifax (35 mins). Call to view!

Built in 2007

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202314810               |
| Price          | \$549,900               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,864                   |
| Acres          | 0.21                    |
| Year Built     | 2007                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | September 28th, 2023    |

### Community Information

|              |                                |
|--------------|--------------------------------|
| Address      | 59 Tyler Street                |
| Area         | Halifax - Dartmouth            |
| District     | 105-East Hants/Colchester West |
| Sub-District | 105-B                          |
| City         | Enfield                        |
| County       | Hants                          |
| Province     | NS                             |
| Postal Code  | B2T 0C9                        |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                 |
| Parking        | Attached, Double, Paved                                           |
| # of Garages   | 2                                                                 |

## Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet              |
| Appliances        | Range, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Ductless                            |
| Has Basement      | Yes                                            |
| Basement          | Finished, Walk-Out Access                      |

## Exterior

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

## School Information

|            |                              |
|------------|------------------------------|
| Elementary | Enfield District School      |
| Middle     | Riverside Education Centre   |
| High       | Hants East Rural High School |

## Additional Information

|        |    |
|--------|----|
| Zoning | R2 |
|--------|----|

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Dockside Realty |
|----------------|-----------------|

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Listing information last updated on October 22nd, 2025 at 12:03pm ADT