

\$642,000 - 3197 Ashburn Avenue, Halifax

MLS® #202315028

\$642,000

4 Bedroom, 2.00 Bathroom, 1,651 sqft

Residential on 0.10 Acres

4-A, Halifax, NS

Welcome to 3197 Ashburn Avenue! Situated on a quiet corner lot sits this well-kept two-story home in the West End of Halifax. Featuring 4 bedrooms, 2 bathrooms, and recent updates, this property hits the sweet spot as a low-maintenance living space for a couple or growing family. You will find original finishes such as hardwood floors on the main and upper levels, trim, cast iron radiators, fireplace mantel and surround, kitchen cabinetry, and skeleton key door hardware, all adding charm to this character home. An additional bonus is the walk-up attic which provides tons of extra storage space. Step outside the patio door into your own secluded oasis surrounded by greenery, and shaded by a mature maple tree, allowing you to relax, and remain cool on hot summer days. The entire yard is thoughtfully landscaped and protected by a beautiful six-foot-high wooden fence (2017), providing ample privacy and excellent curb appeal. The interior of the home has been recently painted from top to bottom, and various upgrades include an efficient natural gas boiler (2015 - 10 year warranty), engineered hardwood flooring throughout the basement (2016), and a new washing machine (2022). Recent exterior improvements to the home consist of a brand new Interlock Metal Roof (2022 - lifetime transferable warranty), new roof sheathing (2022), and vinyl siding (2015). The detached single-car garage with a separate driveway has new roof shingles, siding and garage door, all completed last year



(2022). Rounding out the exterior highlights is a newly paved driveway (2021) and replaced sewer lateral (2015), giving you peace of mind with every flush! This property is close to all amenities and has easy access to major highways, public and active transportation routes, including a direct connection to the Chain of Lakes Trail. Plus, only a 10-minute walk to Nova Scotia’s largest shopping mall, Halifax Shopping Centre. Opportunities like this don’t come up often! Book your private viewing today!

Built in 1952

Essential Information

MLS® #	202315028
Price	\$642,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,651
Acres	0.10
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 30th, 2023

Community Information

Address	3197 Ashburn Avenue
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3L 4B8

Amenities

Utilities	Electric, Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Paved
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer, Washer, Refrigerator
Heating	Baseboard, Radiator
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Westmount Elementary School
Middle	St Agnes Junior High School
High	Citadel High School

Additional Information

Zoning	ER-2
--------	------

Listing Details

Listing Office	RE/MAX Nova
----------------	-------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 20th, 2025 at 2:33pm ADT