

\$449,900 - 13 Edgehill Road, Halifax

MLS® #202315675

\$449,900

5 Bedroom, 2.00 Bathroom, 2,220 sqft

Residential on 0.11 Acres

8-A, Halifax, NS

Built circa 1954, this sturdy and attractive bungalow has 3-bedrooms and 1-full bath on the main floor, and 2-bedrooms and 1-full bath in the lower-level walk-out basement. This generous-sized, centrally located house is perfect for a sizeable family, or a couple desiring generous recreational space. It has a large 5,000 SF lot surrounded by trees, and lots of green space, with a level, partially fenced backyard. This property meets the three most important criteria for real estate: location, location, location. It is situated in the highly desirable mid-century Brookfield Sub-division, in the Armdale neighbourhood. The area has mature landscaping, quiet residential streets, lakes, trails, beaches and many other recreational amenities. It is only a 4-minute drive to the Rotary and Halifax Peninsula: Halifax Shopping Centre, St Mary's Boat Club, The Waegwoltic Club, Dalhousie, Kings and St Mary's Universities, hospitals, the waterfront, farmers markets, and the well-loved, dog friendly, Point Pleasant Park. It has nearby grocery stores and many other supporting retailers. The Armdale neighbourhood also has Chocolate Lake, one of the nearest freshwater lakes with a beach to Downtown Halifax, and is within walking distance to the Quinpool Shopping District, and is accessible via Halifax Transit. Other facilities near Chocolate Lake include a tennis court, basketball courts, a children's playground, and Chocolate Lake Recreation Centre. This property provides the perfect



opportunity for those looking for both cosmopolitan and natural amenities. Photos, floor plans, measurements and a 3D Virtual Tour will be posted on SUNDAY (updated). Of note: HRM R-1 Zoning allows for a secondary basement suite or a backyard garden suite.

Built in 1954

Essential Information

MLS® #	202315675
Price	\$449,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,220
Acres	0.11
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 15th, 2023

Community Information

Address	13 Edgehill Road
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove
Sub-District	8-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3N 1G5

Amenities

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

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Hot Water, Radiant
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	R-1 - RESIDENTIAL
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Listing Details

Listing Office	CANOE REALTY - 14497
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Listing information last updated on November 5th, 2025 at 3:32am AST