

\$850,000 - 3671 Rosemeade Avenue, Halifax

MLS® #202316206

\$850,000

3 Bedroom, 3.50 Bathroom, 2,727 sqft

Residential on 0.09 Acres

3-A, Halifax, NS

Welcome to a one-of-a-kind home in the North End! This 12-year-old Cape Cod-style gem with an attached garage offers modern amenities in a culturally vibrant neighborhood.

Step inside and feel the warmth of wood beams in the spacious layout featuring a living room with custom built-in cabinets, a dining room, and a chef's dream kitchen equipped with stainless steel appliances, including a new oven and dishwasher within the past two years. The sleek quartz countertop and a pantry provide ample space for preparing and storing your culinary essentials. Adjacent to the kitchen, you'll find a den, perfect for entertaining guests or creating a cozy workspace. Head up the hardwood stairs to the second floor where you'll discover a primary bedroom with lots of windows, a walk-in closet, and an ensuite. There are also two other good-sized bedrooms on this level and the main bathroom, perfect for hosting guests or a growing family. On the lower level, enjoy the convenience of a well sized laundry room, additional bathroom, and a family room with a walk-out door to the fenced backyard. Step outside and appreciate the deck, an ideal spot for relaxation and outdoor gatherings. Efficiency and sustainability shine with solar hot water, LEED Gold certification, and an 86 EnerGuide rating. Enjoy comfort year-round with the ducted heat pump and pellet stove. This rare find also includes a shed for storage. Embrace this beautifully designed, environmentally conscious home in the heart



of North End Halifax. Don't miss this outstanding opportunity and book your viewing today!

Built in 2010

Essential Information

MLS® #	202316206
Price	\$850,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,727
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 29th, 2023

Community Information

Address	3671 Rosemeade Avenue
Area	Halifax - Dartmouth
District	3-Halifax North
Sub-District	3-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3K 4L9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Paved, Shared
# of Garages	1

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
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Appliances	Cooktop, Oven, Dishwasher, Refrigerator
Heating	Heat Pump
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Wood Siding, Other
Foundation	Slab

School Information

Elementary	St Stephen's Elementary School
Middle	Highland Park Junior High School
High	Citadel High School

Additional Information

Zoning	ER-2
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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