

# \$839,900 - 1 Rockwood Avenue, Halifax

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MLS® #202317341

**\$839,900**

4 Bedroom, 3.00 Bathroom, 2,664 sqft

Residential on 0.25 Acres

5-G, Halifax, NS

Welcome to 1 Rockwood. This beautiful well maintained house offers 4 bedrooms plus a den/office, 3 full bathrooms and an expansive 11,000sq ft lot, a rare find so close to the Halifax Peninsula. Curb appeal abounds at this property with its stately stone retaining walls, perennial landscaping, and symmetrical dormers and bay windows. As you step inside you will be charmed by the home's character: the curved staircase, gleaming hardwood floors, and light filled living spaces. This traditional centre hall plan provides a roomy living room and bright and cheery dining room that beckon for family gatherings, while the main floor office is perfect for those who work from home. The kitchen has recently upgraded appliances, ample counter space and quick access to a private back deck for summer bbqs. Upstairs you will find a spacious primary suite with 3pc bath, renovated main bath and two generously sized secondary bedrooms. Bonus: remove the carpets to uncover more of those gorgeous hardwood floors. The lower level is a gem – a 1-bedroom in-law/friend suite, complete with a separate grade level entrance, new windows, new kitchen (and appliances) and generous 4th bedroom. This space provides the perfect blend of comfort and privacy, ensuring your loved ones feel right at home. Outside, mature trees, carefully curated landscaping, and new plantings envelop the space, ensuring both privacy and natural beauty. Spend cool evenings cuddled up by the fire pit or retreat to the new cedar



shingle shed with ductless heat pump – an inviting haven that could serve as an office, a garden room, or workshop. On the large driveway, a 2nd garden shed provides ample space for tools, ladders, bikes and outdoor gear. Conveniently located steps from the Halifax Shopping Centre, the BLT trail system and the Northwest Arm for leisurely walks or paddles. This property is a unique mix of a convenient location, flexible space and nature’s beauty in a sought-after family neighborhood.

Built in 1963

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202317341               |
| Price          | \$839,900               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,664                   |
| Acres          | 0.25                    |
| Year Built     | 1963                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | December 21st, 2023     |

**Community Information**

|              |                                       |
|--------------|---------------------------------------|
| Address      | 1 Rockwood Avenue                     |
| Area         | Halifax - Dartmouth                   |
| District     | 5-Fairmount, Clayton Park, Rockingham |
| Sub-District | 5-G                                   |
| City         | Halifax                               |
| County       | Halifax                               |
| Province     | NS                                    |
| Postal Code  | B3N 1X4                               |

**Amenities**

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Utilities | Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected |
| Parking   | No Garage, Paved                                                                            |

## Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Ensuite Bath, Secondary Suite, High Speed Internet |
| Heating           | Baseboard                                          |
| Fireplace         | Yes                                                |
| Fireplaces        | Fireplace(s)                                       |
| # of Stories      | 2                                                  |
| Stories           | 2 Storey                                           |
| 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 | Springvale Elementary School |
| Middle     | St Agnes Junior High School  |
| High       | Citadel High School          |

## Additional Information

|        |                               |
|--------|-------------------------------|
| Zoning | R-1 - RESIDENTIAL LOW DENSITY |
|--------|-------------------------------|

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Engel & Volkers |
|----------------|-----------------|

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Listing information last updated on November 2nd, 2025 at 9:17am AST