

# \$1,470,000 - 37-39 Wedgewood Avenue, Timberlea

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MLS® #202318526

**\$1,470,000**

12 Bedroom, Bathroom,  
Residential Income on 0.21 Acres

40-A, Timberlea, NS

Welcome to 37-39 Wedgewood Avenue in Timberlea, NS. The three storey building contains two separate PIDs with each side containing two units, a main unit on the second floor and third floor and a secondary unit on the first floor. The main units are 4 bedrooms and 2.5 bathrooms, approx 2,000 sqft. The main units are rented for \$2,800 and \$3,300 per month + utilities. The secondary units are 2 bedrooms and 1 bathroom, approx 850 sqft. The secondary units are rented both for \$2,000 per month + utilities. Total gross income for the building is \$10,100 per month. This is a new construction project in its final stages. Everything in this building is brand new 2023. This building is located in a mature neighborhood and a short distance to local parks, trails, lakes, elementary school and metro transit. Plus, it's only a five minute drive to Bay of Fundy Lake and all its amenities and twenty minutes to downtown Halifax. Call today for more details. Pictures will be updated as landscaping completes.



## Essential Information

|          |                    |
|----------|--------------------|
| MLS® #   | 202318526          |
| Price    | \$1,470,000        |
| Bedrooms | 12                 |
| Acres    | 0.21               |
| Type     | Residential Income |
| Sub-Type | Quadruplex         |

|           |                    |
|-----------|--------------------|
| Status    | Closed             |
| Date Sold | November 3rd, 2023 |

### Community Information

|              |                                            |
|--------------|--------------------------------------------|
| Address      | 37-39 Wedgewood Avenue                     |
| Area         | Halifax - Dartmouth                        |
| District     | 40-Timberlea, Prospect, St. Margaret's Bay |
| Sub-District | 40-A                                       |
| City         | Timberlea                                  |
| County       | Halifax                                    |
| Province     | NS                                         |
| Postal Code  | B3T 1E7                                    |

### Amenities

|           |                       |
|-----------|-----------------------|
| Utilities | Electricity Connected |
| Parking   | Gravel                |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Secondary Suite                                                                                         |
| Appliances        | Electric Range, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator, Stove, Microwave, Dryer |
| Heating           | Baseboard, Ductless                                                                                     |
| Cooling           | Air Conditioning                                                                                        |
| # of Stories      | 3                                                                                                       |
| Basement          | None                                                                                                    |

### Exterior

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

### Additional Information

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

### Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Holm Realty Limited |
|----------------|---------------------|

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Listing information last updated on October 30th, 2025 at 1:32pm ADT