

\$300,000 - 22 Adelaide Avenue, Fairview

MLS® #202319789

\$300,000

2 Bedroom, 1.00 Bathroom, 782 sqft

Residential on 0.11 Acres

N/A, Fairview, NS

Welcome to your future home in one of the most promising up and coming neighborhoods in Halifax. This charming two bedroom, one bathroom bungalow offers a perfect blend of classic charm and modern convenience. 22 Adelaide Ave provides an excellent opportunity for homeownership or investment in a vibrant community on the rise. As you arrive to the property you will be greeted by the charming curb appeal which includes a new roof (Jan 2023), double paved driveway plus a spacious lot that includes a front and back yard. As you step inside, you will see the home is waiting for your personal touch to make it your own. The basement is unfinished with endless opportunities and includes a walkout to the backyard. Location, location, location. 22 Adelaide Ave is conveniently located near shopping malls, restaurants, golf courses, parks, public transit, etc. This property is only 6 mins from Halifax's top shopping mall and 15 minutes from downtown Halifax with easy access to highways and bridges for quick commutes to other areas. 22 Adelaide Ave presents an excellent investment opportunity, given the neighborhood's growth potential and zoning (R-2). Whether you're looking for a primary residence, a rental property, or a future development project this property is for you. 22 Adelaide Ave is a hidden gem in a rapidly developing neighborhood. Whether you're looking to establish roots in an exciting community or seeking an investment opportunity, this



property checks all the boxes. Don't miss the chance to be a part of the transformation. Schedule a viewing today to experience the potential and charm of this fantastic property.

Built in 1948

Essential Information

MLS® #	202319789
Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	782
Acres	0.11
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 3rd, 2024

Community Information

Address	22 Adelaide Avenue
Area	Halifax - Dartmouth
District	6-Fairview
Sub-District	N/A
City	Fairview
County	Halifax
Province	NS
Postal Code	B3N 2N4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Paved

Interior

Interior Features	See Remarks, High Speed Internet
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Appliances	Water Heater, Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace, Ductless
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

Exterior

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

School Information

Elementary	Fairview Heights Elementary School
Middle	Fairview Junior High School
High	Halifax West High School

Additional Information

Zoning	R-2
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Listing Details

Listing Office	RE/MAX Nova
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