

# \$498,000 - 12 +12b Linden Lane, Halifax

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MLS® #202320073

**\$498,000**

4 Bedroom, Bathroom,  
Residential Income

7-B, Halifax, NS

Welcome to this beautifully renovated over-under duplex located at 12 Linden Lane, Spryfield. This property features two fully upgraded units, each with its own private entrance, modern finishes, and excellent rental income potential. The upper unit offers 3 bedrooms and 1.5 baths, with the first floor boasting an open-concept living area, a powder room with washer and dryer, fully equipped kitchen with stainless steel appliances, and sleek cabinetry. Upstairs are your 3 spacious bedrooms with ample closet space, and a full bathroom with updated fixtures. Outside you will find a paved driveway for 2+, a newly built large back deck, and ample yard space. The lower unit features an open living and kitchen with new appliances, 1 bedroom, a full bathroom, and in-unit laundry, and a fenced side yard. Both units have been beautifully renovated with modern finishes, new flooring, fresh paint, and an updated electrical and heat pump. Additional features include a separate heating system per unit and off-street parking for multiple cars. Located in a quiet and family-friendly neighbourhood, this duplex is just a short drive away from all the amenities of Spryfield, including shopping centers, restaurants, and parks. It's also conveniently located near major transportation routes, making it easy to access other parts of Halifax. Don't miss this opportunity to own a beautifully renovated duplex with great rental income potential in Spryfield. Contact us today to schedule a viewing!



## Essential Information

|           |                    |
|-----------|--------------------|
| MLS® #    | 202320073          |
| Price     | \$498,000          |
| Bedrooms  | 4                  |
| Type      | Residential Income |
| Sub-Type  | Duplex             |
| Status    | Closed             |
| Date Sold | October 30th, 2023 |

## Community Information

|              |                     |
|--------------|---------------------|
| Address      | 12 +12b Linden Lane |
| Area         | Halifax - Dartmouth |
| District     | 7-Spryfield         |
| Sub-District | 7-B                 |
| City         | Halifax             |
| County       | Halifax             |
| Province     | NS                  |
| Postal Code  | B3R 1M9             |

## Amenities

|                |                       |
|----------------|-----------------------|
| Utilities      | Electricity Connected |
| Parking Spaces | 2                     |
| Parking        | Double, Paved         |

## Interior

|            |                                                               |
|------------|---------------------------------------------------------------|
| Appliances | Electric Oven, Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating    | Ductless                                                      |
| Cooling    | Air Conditioning                                              |
| Basement   | None                                                          |

## Exterior

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

## School Information

|        |                             |
|--------|-----------------------------|
| Middle | Elizabeth Sutherland School |
| High   | JL Ilsley High School       |

## **Additional Information**

Zoning                      ER1

## **Listing Details**

Listing Office              Royal LePage Atlantic

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