

# \$399,900 - 37 Birchwood Road, Williamswood

---

MLS® #202320223

## **\$399,900**

3 Bedroom, 2.00 Bathroom, 2,400 sqft

Residential on 0.34 Acres

9-A, Williamswood, NS

This charming 3-bedroom, 2-bathroom home is waiting for your personal touch to make it your own. Located in a serene neighborhood of Williamswood just 15 minutes from all the amenities. As you step inside, you'll be greeted by hardwood and ceramic flooring that spans the main floor, creating a warm and inviting atmosphere. The welcoming living room opens to the kitchen dining area making an ideal space for entertaining or family time. The kitchen offers lots of oak cabinetry and concrete counter space. One of the highlights of this property is the private backyard, complete with an above-ground pool. Imagine spending warm summer days lounging by the pool, hosting barbecues, and creating lasting memories with family and friends. The main floor boasts 2 nice size bedrooms and a convenient main floor laundry, allowing for easy access and functionality. Above the garage is the primary bedroom, complete with a 4 piece bath that includes a jet tub and a skylight, providing ample natural light- perfect for unwinding after a long day. The partially finished lower level of this home offers a spacious family room with laminate flooring, providing an ideal space for relaxation and entertainment. Additionally, there is a bonus room that can be utilized as a home office, gym, offering versatility to suit your needs. Storage will never be a concern in this home, as there are plenty of storage options throughout. The attached garage provides convenience and easy access, with a walk-up



feature from the basement. Even though this home needs TLC you can easily move in and put you imagination to work as the potential to make this home fabulous is quite evident both inside and out.

**Essential Information**

MLS® #	202320223
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,400
Acres	0.34
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	January 22nd, 2024

**Community Information**

Address	37 Birchwood Road
Area	Halifax - Dartmouth
District	9-Harrietsfield, Sambr And Halibut Bay
Sub-District	9-A
City	Williamswood
County	Halifax
Province	NS
Postal Code	B3V 1E4

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Single, Garage, Wired, Double, Paved
# of Garages	1
Has Pool	Yes
Pool	Above Ground

## Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Furnace, Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove, Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out Access

## Exterior

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

## School Information

Elementary	Harrietsfield Elementary School
Middle	Herring Cove Junior High School
High	JL Ilsley High School

## Additional Information

Zoning	R2
--------	----

## Listing Details

Listing Office	Keller Williams Select Realty
----------------	-------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 14th, 2025 at 6:32am ADT