

# \$699,900 - 34 Arlington Avenue, Halifax

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MLS® #202322240

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,903 sqft

Residential on 0.14 Acres

5-G, Halifax, NS

This beautiful bungalow is sought after. Fairmount features a spacious partially fenced backyard, shed, and wonderful curb appeal. This 2+1 bedroom features 2 baths, 1900 square feet of fine living space and boasts lots of storage! Nothing to do but move in and unpack and make it your own. In the last several years many upgrades have been completed including driveway repaved 2023; sewer line to street 2023; vinyl siding and kitchen appliances 2022; furnace, HWT and boiler 2017; and new roof shingles 2015. Location Certificate/Survey done in 2023. This home has been lovingly maintained and shows beautifully! Located in the Springvale school district and close proximity to Ashburn golf course, the Halifax Shopping Center and public transportation just steps away. Be sure to view the Iguide Virtual Tour and call today for your private viewing of this fantastic property.



Built in 1950

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202322240 |
| Price          | \$699,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,903     |
| Acres          | 0.14      |

|            |                         |
|------------|-------------------------|
| Year Built | 1950                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Style      | Bungalow                |
| Status     | Closed                  |
| Date Sold  | April 11th, 2024        |

### Community Information

|              |                                       |
|--------------|---------------------------------------|
| Address      | 34 Arlington Avenue                   |
| Area         | Halifax - Dartmouth                   |
| District     | 5-Fairmount, Clayton Park, Rockingham |
| Sub-District | 5-G                                   |
| City         | Halifax                               |
| County       | Halifax                               |
| Province     | NS                                    |
| Postal Code  | B3N 1Z8                               |

### Amenities

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

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | High Speed Internet                                                           |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Freezer - Stand Up, Microwave, Refrigerator |
| Heating           | Hot Water                                                                     |
| Has Basement      | Yes                                                                           |
| Basement          | Finished                                                                      |

### Exterior

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Under 0.5 Acres, Landscaped, Level |
| 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 Royal LePage Atlantic

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Listing information last updated on October 20th, 2025 at 6:02pm ADT