

\$995,000 - 6234/6236 Willow Street, Halifax

MLS® #202322257

\$995,000

5 Bedroom, 3.50 Bathroom, 2,969 sqft

Residential on 0.08 Acres

4-A, Halifax, NS

Welcome home to 6234 Willow St where you'll find modern comforts and classic charm melded seamlessly in the heart of the West End. The exterior of this home exudes curb appeal; a cheerful nod to the colourful tradition of the Nova Scotia painted homes. This charm continues inside where you'll be greeted by tasteful upgrades and character features. The open concept main level was designed with entertaining in mind, boasting a custom dining table that expands up to 10' for special occasions, a built in-bar with bar sink and wine fridge, and conveniently located powder room for guests. A beautifully designed kitchen, with custom cabinets, oversized island with separate prep sink and gleaming quartz countertops, stainless steel appliances and a stylish subway backsplash completes this level and provides easy access to the covered back deck with propane bbq hook-up. The second floor is home to a spacious primary bedroom with ensuite, custom walk-in closet and private balcony. With 5 bedrooms and 3.5 baths, over four finished levels including a lower-level apartment, there's ample space for all. This home has undergone significant upgrades and improvements in recent years to ensure modern comfort and peace of mind, notably energy-efficient upgrades, such as a natural gas furnace (2016), propane fireplace (2011), and 3 ductless heat pumps for heating and cooling (2014). The double-car garage with a loft and an insulated, heated interior is a wonderful addition. Situated in a family-friendly



neighbourhood, 6234 Willow St is a dream for families with children as all levels of schooling and Ardmore Playground and the Commons are within walking distance. Additionally, direct bus routes to downtown, hospitals, and universities are just steps away, simplifying your daily commute. Embrace the timeless appeal, modern upgrades, and convenience of this Willow St gem - book your private showing today.

Built in 1934

Essential Information

MLS® #	202322257
Price	\$995,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,969
Acres	0.08
Year Built	1934
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	February 1st, 2024

Community Information

Address	6234/6236 Willow Street
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3L 1N9

Amenities

Utilities	Electric, Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking	Detached, Heated Garage, Wired, Paved

Interior

Interior Features	Central Vacuum, Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Central Vacuum, Cooktop, Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Wine Cooler
Heating	Baseboard, Fireplace(s), Ductless, Radiator
Fireplace	Yes
Fireplaces	Fireplace(s), Propane
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Oxford School
Middle	Oxford School
High	Citadel High School

Additional Information

Zoning	ER-2
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Listing Details

Listing Office	Engel & Volkers
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