

# \$349,900 - 118 Herring Cove Road, Armdale

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MLS® #202325344

**\$349,900**

2 Bedroom, 1.00 Bathroom, 857 sqft

Residential on 0.15 Acres

8-B, Armdale, NS

Prepare to be amazed as you step into this breathtaking two-bedroom detached home that offers the lucky buyer the highest quality upgrades and finishes. Tucked away on branching off from Herring Cove Road, this home underwent a complete transformation in 2014, with over 95% of its components being brand new. Even the most discerning buyer will be enchanted by the handcrafted railings and intricate details that adorn this energy-efficient and serene abode, insulated with spray foam. The luminous living room boasts a heat pump, cathedral ceiling, and stunning bamboo floors that flow seamlessly into a spacious gourmet kitchen. Equipped with top-of-the-line appliances, resilient cork floors, and beautiful cabinetry, the kitchen also features granite countertops, including a cleverly integrated granite top that doubles as a dining table. A comfortable master bedroom, cozy second bedroom or den, laundry room, and bathroom complete this level of the home. Don't miss the charming loft space, perfect for accommodating overnight guests. Your friends won't want to leave the exceptional 20x20 rear deck, which includes a built-in bar, a pergola adorned with patio lanterns, granite benches, and a mesmerizing stone bench encircling a fire pit. With a backdrop of mature trees and exceptional privacy, this 6,475 sq ft outdoor space is truly a haven. Prepare to be delighted! For more information, please take a look at the virtual tour and click on the special features icon.



Built in 1940

**Essential Information**

MLS® #	202325344
Price	\$349,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	857
Acres	0.15
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 24th, 2024

**Community Information**

Address	118 Herring Cove Road
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove
Sub-District	8-B
City	Armdale
County	Halifax
Province	NS
Postal Code	B3P 1K4

**Amenities**

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

**Interior**

Interior Features	High Speed Internet
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Crawl Space

**Exterior**

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

### **School Information**

Elementary	John W Macleod-Fleming Tower Elementary School
Middle	Cunard Junior High School
High	JL Ilsley High School

### **Additional Information**

Zoning	R1
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### **Listing Details**

Listing Office	Century 21 Trident Realty Ltd.
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