

\$1,380,000 - 45-47 Wedgewood Avenue, Timberlea

MLS® #202401109

\$1,380,000

12 Bedroom, Bathroom,
Residential Income on 0.21 Acres

40-A, Timberlea, NS

Welcome to 45 & 47 Wedgewood Avenue. This new construction fourplex, finished in 2023, would be a great rental income property or owner occupied rental property. The units and rents are as follows: 45-2: 4 bedroom, 2.5bath (~2000 sqft) - currently vacant, 45-1: 2 bedroom, 1bath (860 sqft) - \$2000 + utilities, 47-2: 4 bedroom, 2.5bath (~2000 sqft) - \$2800 + utilities, 47-1: 2 bedroom, 1bath (860 sqft) - \$2000 + utilities. The building features LVP flooring throughout, plenty of parking, backyard, stainless steel appliances, in-suite laundry, heat pump, electric heat and water tank in each unit. Landlord is responsible for lawn care, snow removal and water bills. This building is located in a mature neighbourhood and a short distance to local parks, trails, lakes, elementary school and metro transit. Plus, it's only a five minute drive to Bayer's Lake and all its amenities and twenty minutes to downtown Halifax. Landscaping will be complete in Spring 2024, included in the price.



Essential Information

MLS® #	202401109
Price	\$1,380,000
Bedrooms	12
Acres	0.21
Type	Residential Income
Sub-Type	Quadruplex

Status	Closed
Date Sold	April 29th, 2024

Community Information

Address	45-47 Wedgewood Avenue
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 1E7

Amenities

Utilities	Electricity Connected
Parking	Gravel

Interior

Interior Features	Secondary Suite
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator, Stove, Microwave, Dryer
Heating	Baseboard, Ductless
Cooling	Air Conditioning
# of Stories	3
Basement	None

Exterior

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

Additional Information

Zoning	R2
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Listing Details

Listing Office	Holm Realty Limited
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Listing information last updated on October 29th, 2025 at 12:32pm ADT