

# \$769,900 - 2539-2541 Elm Street, Halifax

---

MLS® #202402406

**\$769,900**

3 Bedroom, 2.00 Bathroom, 1,604 sqft

Residential on 0.08 Acres

4-A, Halifax, NS

Situated in a highly desirable area, this duplex enjoys the convenience of an unbeatable location, with easy access to downtown Halifax, renowned dining, shopping centers, parks, and top-rated schools, making it an ideal choice for those seeking urban convenience with suburban tranquility. The duplex comprises a spacious two-bedroom unit (rented for \$2100) and a cozy one-bedroom unit (currently rented for \$1550, new lease signed for \$1800 starting May 1st, 2024) offering versatile living options for occupants or tenants. Both units feature separate entrances, ensuring privacy and comfort. Each unit pays its own utilities, providing convenience and autonomy for residents while simplifying management for landlords. This duplex has undergone extensive upgrades, including interior wall plaster repair, priming, and fresh paint for a modern and revitalized aesthetic. The replacement of sub-floors and flooring in kitchens and bathrooms enhances durability and functionality, while new interior and exterior light fixtures illuminate the space with elegance and efficiency. Additionally, all thermostats and smoke detectors have been replaced, ensuring safety and peace of mind. Recent appliance upgrades include a new washing machine, refrigerators, and a stove in Unit 2541. The property features a large flat backyard, perfect for outdoor gatherings, recreational activities, or simply unwinding amidst nature's beauty.



Built in 1937

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | 202402406     |
| Price          | \$769,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,604         |
| Acres          | 0.08          |
| Year Built     | 1937          |
| Type           | Residential   |
| Sub-Type       | Duplex        |
| Status         | Closed        |
| Date Sold      | May 1st, 2024 |

Community Information

|              |                      |
|--------------|----------------------|
| Address      | 2539-2541 Elm Street |
| Area         | Halifax - Dartmouth  |
| District     | 4-Halifax West       |
| Sub-District | 4-A                  |
| City         | Halifax              |
| County       | Halifax              |
| Province     | NS                   |
| Postal Code  | B3L 2Y5              |

Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Utilities      | Cable Connected, Electricity Connected, Phone Connected, Other |
| Parking Spaces | 1                                                              |
| Parking        | No Garage, Paved, Single                                       |

Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | High Speed Internet                |
| Appliances        | Stove, Dryer, Washer, Refrigerator |
| Heating           | Hot Water, Radiator                |
| # of Stories      | 2                                  |
| Stories           | 2 Storey                           |
| Has Basement      | Yes                                |
| Basement          | Unfinished                         |

**Exterior**

|                 |                                           |
|-----------------|-------------------------------------------|
| Lot Description | Under 0.5 Acres, Partially Cleared, Level |
| Roof            | Asphalt                                   |
| Construction    | Aluminum Siding                           |
| Foundation      | Concrete Perimeter                        |

**School Information**

|            |                                      |
|------------|--------------------------------------|
| Elementary | Sir Charles Tupper Elementary School |
| Middle     | Halifax Central Junior High School   |
| High       | Citadel High School                  |

**Additional Information**

|        |      |
|--------|------|
| Zoning | ER-2 |
|--------|------|

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Red Door 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 20th, 2025 at 3:32am ADT