

\$749,900 - 45 Frederick Avenue, Halifax

MLS® #202402431

\$749,900

5 Bedroom, Bathroom,
Residential Income on 0.11 Acres

N/A, Halifax, NS

Live in luxury upstairs, and rent out downstairs! Essentially brand NEW, this meticulously renovated over/under duplex in trendy Fairview had the building taken down to the studs and completely redone. The spacious main level unit features three bedrooms plus an office, while the lower level has two bedrooms with lots of natural light in a beautiful open concept space. Each unit has their own individual paved driveway, laundry and separate power meters. Stunning kitchens with quartz countertops and all NEW upgraded kitchen appliances, NEW washers & dryers, NEW hot water tanks, NEW ductless heat pumps, NEW modern bathrooms and low maintenance vinyl plank floors run throughout. The lower level floors have been upgraded with extra insulation to R3 for added warmth and comfort. Absolutely nothing has been left untouched. All new plumbing (including sewer lateral), electrical wiring, vinyl windows, doors, new roof, blown-in insulation, and decks. The property will be extremely low maintenance for many years to come. Outside, the backyard offers plenty of space - there is even room to add a garage with a third living unit in it (and would comply with the R2 zoning). This property is turnkey and a MUST SEE. Walking distance to many amenities (Goodlife, Superstore) including shopping, dining and more! Perfect for an owner occupied set-up or add this one to your investment portfolio and watch your bank account grow!



Built in 1938

Essential Information

MLS® #	202402431
Price	\$749,900
Bedrooms	5
Acres	0.11
Year Built	1938
Type	Residential Income
Sub-Type	Multi Family (Other)
Status	Closed
Date Sold	March 8th, 2024

Community Information

Address	45 Frederick Avenue
Area	Halifax - Dartmouth
District	6-Fairview
Sub-District	N/A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3N 2K5

Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Double, Paved

Interior

Interior Features	Multi-Use Rooms, Secondary Suite
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator, Microwave, Dryer
Heating	Baseboard, Ductless
Cooling	Air Conditioning
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Burton Ettinger Elementary School
Middle	Fairview Junior High School
High	Halifax West High School

Additional Information

Zoning	R-2 - RESIDENTIAL MEDIUM DENISTY
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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Listing information last updated on October 20th, 2025 at 7:17am ADT