

\$739,900 - 3885-3887 Memorial Drive, Halifax

MLS® #202403075

\$739,900

4 Bedroom, Bathroom,
Residential Income on 0.13 Acres

3-A, Halifax, NS

Looking to start or add to your rental property portfolio? This 3 BR home, with a bright 1 BR basement apt., is an excellent choice. Located in the sought after North End, close to NSCC, transit, an easy commute to Downtown, and quick access to the MacKay Bridge, Burnside and the Airport. Currently the 3 BR upper unit is rented at \$2,448/mo on a term lease until June 30/24, and the lower unit is rented at \$1,275/mo on a term lease ending Aug 31/24. Highly rentable units, the current owner has always rented both units with ease over the past 12 years. Each unit has electric baseboard heat, individual hot water heaters and electric meters, its own entrance, laundry, deck/patio, a dry storage shed, and 2 small cars fit end to end in each paved parking space. Extensively renovated since 2010, with upgrades to bathrooms, kitchens, flooring and more, plus vinyl siding and windows assure minimum exterior building maintenance. The pride of ownership shows here, the current owners taking great care of the property inside and out. Act now on this excellent investment opportunity in a highly rentable location.



Built in 1955

Essential Information

MLS® #	202403075
Price	\$739,900
Bedrooms	4

Acres	0.13
Year Built	1955
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	July 3rd, 2024

Community Information

Address	3885-3887 Memorial Drive
Area	Halifax - Dartmouth
District	3-Halifax North
Sub-District	3-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3K 5A4

Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Double, Paved

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Washer/Dryer, Refrigerator
Heating	Baseboard
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

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

School Information

Elementary	St Stephen's Elementary School
Middle	Highland Park Junior High School
High	Citadel High School

Additional Information

Zoning

ER-2

Listing Details

Listing Office

Royal LePage Atlantic

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