

\$608,800 - 38 Arlington Avenue, Halifax

MLS® #202403419

\$608,800

4 Bedroom, 2.00 Bathroom, 2,264 sqft

Residential on 0.09 Acres

5-G, Halifax, NS

Perfectly positioned in the heart of the highly desirable Fairmount neighborhood, this exquisite four-bedroom, two-bathroom home is a true gem. Nestled near the prestigious Ashburn Golf Course and the serene Rails to Trails, it offers unparalleled convenience to downtown Halifax, fine dining, and shopping. Step inside to discover a spacious main level featuring a welcoming living room, elegant formal dining area, and a well-appointed kitchen. A convenient main floor bedroom with an accessible bathroom adds to the home's practical charm. Upstairs, three generously sized bedrooms await, complemented by a luxurious main bath. The primary bedroom boasts a walk-in closet and the added comfort of a heat pump. With laundry conveniently located on the upper level, daily routines are effortlessly streamlined. Beyond its interior charm, this home presents a unique opportunity with its impressive triple bay garage. Featuring in-floor heating and oversized doors, this 733 sqft space offers endless potential. Park multiple vehicles comfortably or explore the possibility of converting it into additional living space or a lucrative rental unit (Buyer to Verify). An included electric car charger adds further convenience and modern appeal. Don't miss the chance to make this exceptional property yours. Explore the limitless possibilities and vibrant lifestyle offered by this cherished Fairmount community. Schedule your viewing today and envision the captivating possibilities



awaiting you in your new home.

Built in 1952

Essential Information

MLS® #	202403419
Price	\$608,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,264
Acres	0.09
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 25th, 2024

Community Information

Address	38 Arlington Avenue
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-G
City	Halifax
County	Halifax
Province	NS
Postal Code	B3N 1Z8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Triple, Heated Garage
# of Garages	3

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Washer/Dryer, Refrigerator
Heating	Baseboard, Ductless

# of Stories	2
Stories	Two
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Partial Landscaped
Roof	Asphalt
Construction	Shingle Siding, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Springvale Elementary School
Middle	St Agnes Junior High School
High	Citadel High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic
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