

\$489,900 - 89 Frederick Avenue, Halifax

MLS® #202404109

\$489,900

3 Bedroom, 1.00 Bathroom, 1,267 sqft

Residential on 0.11 Acres

N/A, Halifax, NS

Explore the opportunity this updated single-family home in Fairview offers, presenting a solid choice for investors or families eager for a move-in-ready home. With essential updates and a welcoming atmosphere, this home stands out as a practical investment in a friendly neighbourhood. Three comfortable bedrooms provide ample space for family living. Enjoy peace of mind with recent improvements including fresh paint, updated electrical, a new heat pump for efficient heating and cooling, as well as a brand new kitchen. The home is set on a well-sized lot with simple, tasteful landscaping, creating a pleasant outdoor area for relaxation and play. With upcoming changes in HRM zoning, there's potential for enlarging the home and converting it to a multi unit property providing flexibility for future plans. A walkout basement offers extra space, suitable for a variety of uses from additional living area to an extra unit, depending on your needs. The home benefits from being close to essential amenities, including schools, shops, and parks, balancing city accessibility with a comfortable living environment. Easy access to transportation routes makes commuting and getting around straightforward and hassle-free. This property represents a smart choice for those looking for a straightforward, no-fuss home with all the essential updates taken care of. Whether you're an investor recognizing the home's potential or a family eager for a space that's ready to live in, this Halifax home



could be the perfect match.

Built in 1955

Essential Information

MLS® #	202404109
Price	\$489,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,267
Acres	0.11
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 9th, 2024

Community Information

Address	89 Frederick Avenue
Area	Halifax - Dartmouth
District	6-Fairview
Sub-District	N/A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3N 2K7

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Paved

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
# of Stories	3
Stories	Three Or More

Has Basement	Yes
Basement	Full, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	R-2 - RESIDENTIAL MEDIUM DENISTY
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Listing Details

Listing Office	Press Realty Inc.
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