

\$674,900 - 1389/91 Purcells Cove Road, Halifax

MLS® #202405841

\$674,900

4 Bedroom, Bathroom,
Residential Income on 0.17 Acres

8-B, Halifax, NS

Introducing a unique opportunity at 1389/91 Purcells Cove Rd., with its own separate one-bedroom unit. Nestled on the edge of Armdale, this charming home blends the cozy appeal of a countryside retreat with the convenience of urban living. Boasting an eye-catching facade and set amidst lush greenery, this beautiful home is an oasis within the bustle of the city. As you step inside, you'll be greeted by a spacious foyer that leads into an elegant and inviting home. The main level features a traditional living and dining area that transitions into the kitchen. Adjacent to the kitchen is a convenient full bathroom and laundry room, with access to the backyard. Indulge in your morning cup of coffee in the sunroom off the dining area - a perfect spot to soak in the natural light. Large windows throughout the home invite plenty of natural light and provide views of the private backyard, ideal for outdoor entertaining and relaxation. Upstairs, the warm, cozy primary bedroom invites you into a peaceful slumber. Two additional bedrooms complete the floor, along with a bathroom that boasts modern updates, conveniently serving all of the bedrooms. Adding to the appeal of this home is a legal secondary unit, perfect for extended family, additional living space or a source of income. This expansive lot is soon to be subdivided, unlocking another potential for a new venture. Ask your realtor for details. Enjoy life in this wonderful area; a stone's throw from Chocolate lake beach, the Armdale Yacht



Club, Dingle Park. Armview Restaurant a short walk away, and Ashburn Golf Course & Rails to Trails a short drive. Short distance to downtown, schools, public transit, universities, hospitals, shops, restaurants, and so much more!

Built in 1945

Essential Information

MLS® #	202405841
Price	\$674,900
Bedrooms	4
Acres	0.17
Year Built	1945
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	July 4th, 2024

Community Information

Address	1389/91 Purcells Cove Road
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove
Sub-District	8-B
City	Halifax
County	Halifax
Province	NS
Postal Code	B3P 1B3

Amenities

Parking	Paved
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Interior

Appliances	Water Heater, Stove, Refrigerator, Dishwasher, Washer, Dryer
Heating	Baseboard, Radiator
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Foundation	Concrete Perimeter

School Information

Elementary	John W Macleod-Fleming Tower Elementary School
Middle	Cunard Junior High School
High	JL Ilsley High School

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Harbourside Realty Ltd.
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