

\$474,900 - 3350/46 Micmac Street, Halifax Peninsula

MLS® #202405956

\$474,900

5 Bedroom, 2.50 Bathroom, 2,020 sqft

Residential on 0.09 Acres

4-C, Halifax Peninsula, NS

Here is a home worth the effort. Rare nowadays is a home with 4 bedrooms, office, separate 1 bedroom apartment, available on the peninsula at this price. Walking distance to the amenities, West-End mall and excellent school. A new P-8 French school has already begun construction at Bayer's & Oxford. Most of the homes in this area remain bungalows, yet this home already has a lot of space to work with. As buyers, more than ever, it is important to think about how the city will grow. Already proposed is the Strawberry Hill Village and improvements to the Windsor Street exchange. It's only a matter of time before you will see big changes and growth on this side of the Bedford basin. This home is part of an older established and evolving neighbourhood. On the peninsula, very close to downtown, but beside access to the Bridge to Dartmouth, Bedford Hwy and all the other major highway connections. The basement apartment has it's own address and separate meter. Upstairs has four bedrooms and a 4-pc bath, plus access to a large attic with more storage. Main floor has a living and dining room, separate office with exit door to side driveway, 2pc bath with plumbing and electrical for laundry, two kitchen areas, back door entry and pantry off the back and a large sunporch on the front. Fully fenced back yard with baby barn could use some evergreens or trees for privacy, has sun on the back for evening BBQ's and dining. This home needs some work to bring it to it's full potential, but it will be worth it.



Essential Information

MLS® #	202405956
Price	\$474,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,020
Acres	0.09
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 10th, 2024

Community Information

Address	3350/46 Micmac Street
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-C
City	Halifax Peninsula
County	Halifax
Province	NS
Postal Code	B3L 3W5

Amenities

Utilities	Electricity Connected, Other
Parking	Parking Spaces(s), Paved

Interior

Appliances	Water Heater
Heating	Forced Air, Furnace
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt

Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Oxford School
Middle	Oxford School
High	Citadel High School

Additional Information

Zoning	ER-2
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Listing Details

Listing Office	Harbourside Realty Ltd.
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