

\$559,900 - 11 & 13 Parkmoor Avenue, Spryfield

MLS® #202406068

\$559,900

6 Bedroom, 2.00 Bathroom, 1,817 sqft

Residential on 0.17 Acres

7-D, Spryfield, NS

Investment Opportunity!! Welcome to this exceptional property offering two self-contained units, each featuring three bedrooms and one bathroom. Situated in a highly sought-after location close to downtown, with a convenient bus stop just minutes away. With both units available for occupancy, this property presents the option for owner-occupiers looking to reside in one unit while generating rental income from the other, providing a flexible and cost-effective living arrangement. Savvy investors will appreciate the promising investment potential of this property, with two move-in ready units allowing the opportunity to set your desired rents for immediate income. Both units are equipped with recently installed heat pumps, providing efficient heating and cooling year-round, ensuring comfort and energy savings for occupants. Additionally, each unit features its own laundry facilities, for added convenience and privacy. Whether you're looking to invest in a lucrative rental property or seeking a comfortable home with additional income potential, this property offers the perfect blend of convenience, comfort, and investment. Don't miss out – schedule your viewing today!



Built in 1969

Essential Information

MLS® #

202406068

Price	\$559,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,817
Acres	0.17
Year Built	1969
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	May 6th, 2024

Community Information

Address	11 & 13 Parkmoor Avenue
Area	Halifax - Dartmouth
District	7-Spryfield
Sub-District	7-D
City	Spryfield
County	Halifax
Province	NS
Postal Code	B3R 1B4

Amenities

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

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
Stories	Split Entry
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding

Foundation Concrete Perimeter

School Information

Elementary William King Elementary School
Middle Herring Cove Junior High School
High JL Ilsley High School

Additional Information

Zoning R2

Listing Details

Listing Office Viewpoint Realty Services Inc.

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