

\$699,000 - 11-15 Deepwood Crescent, Halifax

MLS® #202407193

\$699,000

6 Bedroom, 1.50 Bathroom, 2,396 sqft

Residential on 0.29 Acres

5-A, Halifax, NS

Nestled in the tranquil heart of Clayton Park, this over-under duplex presents a unique living experience, combining the serenity of a park-like setting with the convenience of urban living, cradled by a quiet crescent. Spread across a generous 13,000 sf lot this property is an oasis surrounded by lush, mature trees that offer both privacy and a picturesque view. Each unit features three well appointed bedrooms and 1.5 modern bathrooms, perfect for families or professionals seeking a blend of space and functionality. The in-unit laundry facilities elevate the convenience factor, allowing for a seamless daily routine. The layouts celebrate openness and light, featuring bright spacious rooms with oversized windows that invite natural light to sweep through the carpet-free interiors, creating an environment of warmth and welcome. Heating is made efficient and eco-friendly with a newer propane system, ensuring comfort during the cooler months. Step outside to individual decks where mornings can be greeted with fresh air and evenings spent under the stars, extending living spaces into the great outdoors. Located just minutes from schools, the local Sobeys, Canada Games facilities and an array of other amenities, the property is perfectly positioned for convenience. Financially, the property is already performing impressively, with the upper unit secured at \$2,650 per month on a fixed-term lease ending in July 2024 and the lower unit at \$2,100 per month with a lease until April 2025. Tenants pay all utilities



including water. These arrangements provide a stable income stream, making it an attractive proposition for investors or those looking to offset their mortgage while living on site. Whether youâ€™re drawn by the promise of a sound investment or the allure of living in a scenic, well-appointed space, this Clayton Park gem stands ready to impress and deliver on both fronts!

Built in 1964

Essential Information

MLS® #	202407193
Price	\$699,000
Bedrooms	6
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,396
Acres	0.29
Year Built	1964
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	May 22nd, 2024

Community Information

Address	11-15 Deepwood Crescent
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3M 2Y5

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	Carport, Double, Paved

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Forced Air
Stories	Side Split
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Duc D'Anville Elementary School
Middle	Clayton Park Junior High School
High	Halifax West High School

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Royal LePage Atlantic
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