

\$1,049,000 - 24/26/28 Bissett Road, Cole Harbour

MLS® #202407524

\$1,049,000

6 Bedroom, Bathroom,
Residential Income on 0.32 Acres

16-A, Cole Harbour, NS

Motivated Seller says 'Lets be Creative and make this work!' Introducing this exquisite 6-year-young triplex nestled in Cole Harbour, offering unparalleled one-level living. Whether you choose to reside in one unit while leasing the others, accommodate extended family under one roof, expand your real estate portfolio with three income-generating properties, or build 3 additional units above the existing, the potential for this property is limitless. Crafted with energy efficiency in mind, each of the three 2-bedroom apartments exudes modernity with open-concept layouts spanning 920 sqft. Equipped with Frigidaire stainless steel appliances, in-unit laundry featuring Samsung stackable washer and dryer, and individual 12000 BTU LG heat pumps, comfort and convenience are paramount. With the added assurance of 2 years remaining in the New Home Warranty, peace of mind is guaranteed. Outside, a paved driveway offers ample parking for multiple vehicles, while each unit boasts its own dedicated storage shed. Additionally, there's an extra shed for the owner's use, ensuring organizational ease. Currently, two units are occupied by exceptional tenants generating \$1500/month each (starting September 1st), while the middle unit awaits the new owner's vision, estimated to rent at \$2000/month. Seize this opportunity to own a meticulously maintained property that offers both luxury and income potential in equal measure. Schedule your viewing today and unlock the possibilities



of this remarkable investment.

Built in 2018

Essential Information

MLS® #	202407524
Price	\$1,049,000
Bedrooms	6
Acres	0.32
Year Built	2018
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Date Sold	August 1st, 2024

Community Information

Address	24/26/28 Bissett Road
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-A
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2V 2T1

Amenities

Utilities	Power, Phone Connected, Electricity Connected
Parking	Parking Spaces(s), Paved

Interior

Appliances	Stove, Refrigerator, Dishwasher, Microwave, Washer, Dryer
Heating	Baseboard, Ductless
# of Stories	1
Basement	None

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding

Foundation Slab

School Information

Elementary Colonel John Stuart Elementary School
Middle Sir Robert Borden Junior High School
High Cole Harbour District High School

Additional Information

Zoning R4

Listing Details

Listing Office Blue List Realty Canada

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Listing information last updated on October 14th, 2025 at 4:17am ADT