

\$599,900 - 3376 Connaught Avenue, Halifax

MLS® #202407866

\$599,900

4 Bedroom, 2.00 Bathroom, 2,043 sqft

Residential on 0.14 Acres

4-C, Halifax, NS

When you combine a lovely character home with an income opportunity in a perfect location on the peninsula, you get one HOT listing! 3376 Connaught Avenue seriously has it all. 3 large bedrooms, lots of space for your growing family, including an in-law suite or rental unit in the basement, a west-facing backyard and more. With great proximity to Halifax Independent School, one of the city's most desirable private schools, and other popular amenities, running errands will be a breeze. Grab groceries on Young, go for yoga on Oxford, and hit the new Simons store at the mall for the latest fashions. It's all a quick jaunt away. Plus, whether you're going to Bedford, Dartmouth or downtown for work, your commute will be a breeze when you start from such a great central location near the top of Connaught Avenue. When the errands or work are done, the best part of your day will be coming home to this spacious, family-friendly property. The main floor has lots of space with a separate living room, dining room, and eat-in kitchen. The second-story bedrooms and bathroom are all quite large, and the suite in the basement is great for guests or as a potential rental unit. There are several opportunities to make this house your home while enhancing the classic features like curved archways, high ceilings and hardwood floors. This listing checks every box for a family looking for a home on the peninsula with lots of opportunity and the potential for a rental unit. It's a great way to start putting down



roots, making extra income, and enjoying urban living.

Built in 1947

Essential Information

MLS® #	202407866
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,043
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 15th, 2024

Community Information

Address	3376 Connaught Avenue
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-C
City	Halifax
County	Halifax
Province	NS
Postal Code	B3L 3B5

Amenities

Utilities	Cable Connected, Electricity Connected
Parking	No Garage, Paved

Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Furnace, Heat Pump, Radiator
# of Stories	2
Stories	2 Storey

Has Basement	Yes
Basement	Full

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	St Catherine's Elementary School
Middle	St Agnes Junior High School
High	Citadel High School

Additional Information

Zoning	ER-2
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Listing Details

Listing Office	Royal LePage Atlantic
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