

\$549,900 - 46 Kirtland Court, Cole Harbour

MLS® #202410249

\$549,900

4 Bedroom, 2.00 Bathroom, 1,865 sqft

Residential on 0.23 Acres

15-A, Cole Harbour, NS

POTENTIAL FOR INCOME PROPERTY!

Immaculately maintained bungalow with potential for income property. This lovely home is located on quiet cul de sac with walking distance to elementary and junior high school, shopping, Cole Harbour Place and other amenities. The house sits on a nicely landscaped and fenced yard. It also offers a detached wired garage and a driveway that can accommodate up to 6 cars. 46 Kirtland Crt features a bright and inviting living room adjoining the dining room and kitchen, 3 bedrooms and a full bath on the main level. The lower level has a separate entrance which leads to a spacious family room (or living room) a den, a nice size bedroom, a kitchen, 1 full bath and one 1/2 bath. Upgrades include an upgraded 200 Amp Electrical Panel (Feb 2024), New Oil Tank (Dec 2023), New Hot Water Tank (Jan 2023), New back patio deck (Sept 2023), New side step (Sept 2022), Roof Shingles & new sheeting replaced (Oct 2020), Double brick chimney replaced (Oct 2020), Mini split heat pump dbl head unit main flr & mini split single head in basement. THIS IS A GREAT HOME IN A WONDERFUL NEIGHBORHOOD



Built in 1975

Essential Information

MLS® # 202410249

Price \$549,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,865
Acres	0.23
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 8th, 2024

Community Information

Address	46 Kirtland Court
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-A
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2W 4P6

Amenities

Utilities	Cable Connected, Electricity Connected
Parking Spaces	3
Parking	Detached, 1.5, Heated Garage, Wired, Paved, Single
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Dryer - Electric, Microwave, Refrigerator
Heating	Baseboard, Furnace, Ductless, Hot Water
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

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

Foundation	Concrete Perimeter
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School Information

Elementary	Robert Kemp Turner Elementary School
Middle	Sir Robert Borden Junior High School
High	Cole Harbour District High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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Listing information last updated on October 14th, 2025 at 10:17pm ADT