

# \$489,900 - 31 Attwood Cres, Cole Harbour

MLS® #202411469

## \$489,900

3 Bedroom, 1.50 Bathroom, 2,100 sqft  
Residential on 0.14 Acres

16-A, Cole Harbour, NS

Attractive and updated Colby split entry in a great family neighbourhood. Contemporary finishes and numerous improvements throughout. Main level features a generously sized living & dining space and a euro inspired eat-in kitchen. Note the updated laminate flooring, vinyl windows and an all-electric ducted heat pump. Enjoy comfy A/C during the summer months! Garden doors to rear deck and sunny backyard. Bright and spacious primary bedroom with ample storage and closet space. Lower level has been professionally renovated top to bottom including LED pot lights, a 2-piece bath + laundry area. Enough space here for a 3rd bedroom, home office, media room, and storage. Quiet side street that is close to Colby Village Elementary, Bissett Lake Trail, Rainbow Haven and more. Call today to view!



Built in 1973

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202411469 |
| Price          | \$489,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 2,100     |
| Acres          | 0.14      |

|            |                         |
|------------|-------------------------|
| Year Built | 1973                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Status     | Closed                  |
| Date Sold  | July 31st, 2024         |

### Community Information

|              |                     |
|--------------|---------------------|
| Address      | 31 Attwood Cres     |
| Area         | Halifax - Dartmouth |
| District     | 16-Colby Area       |
| Sub-District | 16-A                |
| City         | Cole Harbour        |
| County       | Halifax             |
| Province     | NS                  |
| Postal Code  | B2V 1G6             |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Utilities | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking   | No Garage, Paved                                                  |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | High Speed Internet                            |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Heat Pump                                      |
| Stories           | Split Entry                                    |
| Has Basement      | Yes                                            |
| Basement          | Full, Finished                                 |

### Exterior

|                 |                                              |
|-----------------|----------------------------------------------|
| Lot Description | Under 0.5 Acres, Cleared, Partial Landscaped |
| Roof            | Asphalt                                      |
| Construction    | Brick, Vinyl Siding                          |
| Foundation      | Concrete Perimeter                           |

### School Information

|            |                                 |
|------------|---------------------------------|
| Elementary | Colby Village Elementary School |
| Middle     | Astral Drive Junior High School |
| High       | Auburn Drive High School        |

### Additional Information

Zoning R-1

## **Listing Details**

Listing Office RE/MAX Nova

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