

\$695,000 - 1451 Purcells Cove Road, Armdale

MLS® #202411981

\$695,000

5 Bedroom, Bathroom,
Residential Income on 0.43 Acres

8-B, Armdale, NS

Rare find, last changed ownership over 30 years ago. 2 houses on almost half an acre. Unique country like setting in the middle of the city, minutes to everything. Two country cottage like houses, one set up as the owners residence, the other as 2 income units. large workshop between the two houses, summer studio nestled in the trees at the back of the property and small storage shed. Property set well back from the road, private and tranquil. Dingle park across the road, school and yacht clubs close at hand, Northwest Arm access at the Dingle. Legal non conforming use in an R-1 area. The two apartments are updated with 100 amp services for cooking, hot water and heat. The main house was completely rewired in 1985 with 100 amp breaker panel. With over 18,000 sq ft and 99 ft of road frontage, Prime land and location for development, opportunity to apply for possible sub-division that would have to be investigated with HRM as it is short 1 ft of road frontage to qualify by right. Currently on well and septic but municipal services are available to be installed. Natural gas in the street in front of the property. Needs work, great sweat equity opportunity. A google map search for 1451 Purcells Cove Rd takes you near York Redoubt. Google map search for 151 Purcells Cove Rd for the correct location.



Built in 1950

Essential Information

MLS® #	202411981
Price	\$695,000
Bedrooms	5
Acres	0.43
Year Built	1950
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	October 21st, 2024

Community Information

Address	1451 Purcells Cove Road
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove
Sub-District	8-B
City	Armdale
County	Halifax
Province	NS
Postal Code	B3P 1B3

Amenities

Utilities	Cable Connected, Phone Connected, Electricity Connected
Parking	Gravel, Paved
Waterfront	Access: Boat, Ocean Access, Access: Public

Interior

Interior Features	Storage
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Furnace, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Foundation	Concrete Perimeter

Additional Information

Zoning R-1 - RESIDENTIAL LOW DENSITY

Listing Details

Listing Office City St Realty

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