

\$699,900 - 3169 Romans Avenue, Halifax

MLS® #202413667

\$699,900

5 Bedroom, 3.00 Bathroom, 3,765 sqft

Residential on 0.13 Acres

4-C, Halifax, NS

Opportunity knocks with income potential! Welcome to 3169 Romans Avenue, a gem nestled in the heart of Halifax's vibrant West End. This prime location offers fantastic convenience with easy access to transit via the Mumford bus terminal, and the array of services at the Halifax Shopping Centre and West End Mall. From grocery stores to professional services, everything you need is just a stone's throw away. The home is currently configured as two separate living quarters, perfect for extended family or rental potential. Step into the main floor to discover a bright and open living area with hardwood floors and a cozy propane fireplace. The kitchen has ample cupboard space and overlooks the back garden. This level also features two comfortable bedrooms, full bathroom and laundry area, providing a complete living space. Accessible via a separate entrance, the upper level mirrors the spaciousness of the main floor. It offers two generous bedrooms, one of which includes access to a charming juliet balcony. This floor also boasts another inviting living room and kitchen area with a dining nook. The basement presents a fantastic opportunity for further development. With direct access to the outside and an existing full bathroom, the possibilities are endless for transforming this space to suit your needs. Sitting on a substantial 5,500 square foot lot, the property includes a sunny, fenced backyard – ideal for spending the summer days. This property is brimming with



potential. Book your showing today and explore the numerous options to maximize the possibilities this home offers! *Although a secondary suite has existed for more than 30 years, any renovations will require you bring the space up to 2024 code standards, subject to permitting, currently there is one electrical meter and one heat source for the entire dwelling.

Built in 1956

Essential Information

MLS® #	202413667
Price	\$699,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,765
Acres	0.13
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 11th, 2024

Community Information

Address	3169 Romans Avenue
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-C
City	Halifax
County	Halifax
Province	NS
Postal Code	B3L 3X1

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2

Parking	Double, Paved
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Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Water Heater, Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Foundation	Concrete Perimeter

School Information

Elementary	Westmount Elementary School
Middle	St Agnes Junior High School
High	Citadel High School

Additional Information

Zoning	ER-1
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Listing Details

Listing Office	Coldwell Banker Maritime Realty
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