

\$550,000 - 3494 Robie Street, Halifax

MLS® #202413983

\$550,000

3 Bedroom, 1.00 Bathroom, 1,050 sqft

Residential on 0.08 Acres

3-A, Halifax, NS

This meticulously maintained ER2 Zoned CORNER LOT home has tremendous potential for redevelopment and increased density with the recent proposed changes to Proposed Urgent Planning Changes for Housing (HAF) April 2024. The proposed changes would move this lot to ER3 Zoning allowing for multi unit dwellings to be constructed. In the meantime, this cozy 2 Storey home has a paved driveway, Propane Boiler, New 200 Amp Panel and recently refinished Hardwood Floors! Entering the home you'll be pleased with the amazing amount of natural light through the large vinyl windows. Light hardwood floors flow through the open concept living room and dining room providing a great space for entertaining. The Kitchen has been updated with new vinyl plank floors for durability and the cabinets have been refreshed with paint. Up the hardwood stairs you'll find a fully updated 4 piece bathroom, the top floor is finished with 3 good size bedrooms for your growing family. The basement has been unfinished but features laundry, the new propane boiler and plenty of room for storage. Whether you're looking for a great family home immediately across from the Junior high school or looking to increase your investment portfolio with this great corner lot, this property has everything you need. Check out the virtual tour and book your in-person viewing today!

Built in 1948



Essential Information

MLS® #	202413983
Price	\$550,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,050
Acres	0.08
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 20th, 2024

Community Information

Address	3494 Robie Street
Area	Halifax - Dartmouth
District	3-Halifax North
Sub-District	3-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3K 4S3

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

Interior

Interior Features	High Speed Internet
Heating	Hot Water, Radiator
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt

Construction	Aluminum Siding
Foundation	Concrete Perimeter

School Information

Elementary	St Stephen's Elementary School
Middle	Highland Park Junior High School
High	Citadel High School

Additional Information

Zoning	ER-2
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Listing Details

Listing Office	Century 21 Optimum Realty
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