

\$595,900 - 26/26a Hugh Allen Drive, Cole Harbour

MLS® #202414872

\$595,900

5 Bedroom, 2.00 Bathroom, 2,065 sqft

Residential on 0.34 Acres

15-A, Cole Harbour, NS

Rural living in the heart of Cole Harbour. Welcome to 26 & 26A Hugh Allen Drive. The home is located on a quiet street within walking distance to Cole Harbour Place, parks, walking trails, shopping, elementary, junior high and high schools and a quick drive to multiple beaches. This large property has the potential under the Subdivision Bylaw to be subdivided into two lots via a flag lot. A large bungalow with a 1160 sq ft, three bedroom unit on the main floor and a 724 sq ft, 2 bedroom basement unit which offers the home owner potential rental income or a private space to house extended family members or university aged children. Many upgrades over the last few years. Be sure to check out the Floor plans and Upgrades list provided. 26/26A Hugh Allen Drive is currently home to children, dogs, chickens and bunnies. The home features a paved multi- car driveway and a wired, freestanding, single car garage. What really sets this listing apart is the property. A large vacant property; home to deer and other wildlife, borders the rear of the property. The house sits on an amazing 14,600 sq ft, fenced, partially landscaped/partially treed lot which offers plenty of privacy and space for those wanting to enjoy outdoor living. The large sunny yard is ideal for both the nature lover and the gardening enthusiast. This remarkable property boasts a unique blend of city living and country charm, a rare find indeed!



Essential Information

MLS® #	202414872
Price	\$595,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,065
Acres	0.34
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 6th, 2024

Community Information

Address	26/26a Hugh Allen Drive
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-A
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2W 2K8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Single, Wired, Double, Paved
# of Garages	1

Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Electric Oven, Dishwasher, Dryer - Electric, Washer, Freezer - Stand Up, Microwave, Refrigerator
Heating	Furnace, Ductless
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access, Other

Exterior

Lot Description	Under 0.5 Acres, Partially Cleared, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Atlantis Realty Ltd.
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