

\$474,900 - 3296 Devonshire Avenue, Halifax Peninsula

MLS® #202416394

\$474,900

Bedroom, Bathroom,
Land on 0.11 Acres

3-B, Halifax Peninsula, NS

Development Opportunity - Halifax Peninsula
North End Residential 4,990 SF Lot located on the boundaries of the 15+ acre Fort Needham Memorial Park. Recently approved HRM ER-2 zoning has opened the possibilities for types of use: single family; semi-detached; 2-unit; 3-unit; 4-unit; or more (TBD). The following opportunities and information are subject to HRM zoning bylaws and subdivision requirements. They may include: 1) completion of the mid-renovation existing single unit building 2) creation of multi-units through internal conversion of the existing building with the option to expand the square footage for more even units in a backyard addition, or 3) build new multi-units from a minimum of 4-units to a TBD number of rental units. **BONUS:** there's also an option to add a detached Backyard Suite at grade level or above a garage that can be used for family, friends, or rental income, plus there's Government funding available to help with the costs! Backyard Suites are not subject to HRM unit and bedroom count maximums. Rental units created through internal conversion and adding an addition are also not subject to HRM bedroom and unit count maximums. Currently in the existing building there are no finished spaces, however the roughed-in total floor area is +/-1,800 SF. **ANOTHER BONUS:** The 4,990 SF lot size meets the minimum size requirement for the property to be subdivided into 2 Lots that can be sold separately, each with a semi-detached building and a backyard



suite! For more detailed information, contact
HRM Planning or a Development Approval
Specialist.

Essential Information

MLS® #	202416394
Price	\$474,900
Acres	0.11
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	September 27th, 2024

Community Information

Address	3296 Devonshire Avenue
Area	Halifax - Dartmouth
District	3-Halifax North
Sub-District	3-B
City	Halifax Peninsula
County	Halifax
Province	NS
Postal Code	B3L 2A6

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected
Parking Spaces	1
Parking	Dirt, Single

Exterior

Lot Description	Cleared, Not Landscaped, Sloping/Terraced, Under 0.5 Acres
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School Information

Elementary	St Joseph's - Alexander Mckay Elementary School
Middle	Highland Park Junior High School
High	Citadel High School

Additional Information

Zoning

ER-2

Listing Details

Listing Office

CANOE REALTY - 14497

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Listing information last updated on November 5th, 2025 at 8:17am AST