

\$779,900 - 56 Briarwood Crescent, Halifax

MLS® #202417811

\$779,900

4 Bedroom, 3.50 Bathroom, 2,503 sqft

Residential on 0.20 Acres

5-A, Halifax, NS

Welcome to 56 Briarwood Crescent, where picture-perfect family living converges with opportunity! This meticulously cared-for and thoughtfully upgraded home—“including a new roof just this year”—is the definition of “move-in-ready.” Speaking to the home’s amazing versatility, the large walkout lower level currently functions as the homeowners’ private business. With a newly paved and widened driveway, multiple practical entrances, tonnes of storage, and a brand-new kitchenette downstairs, the ball is already in motion to seize the opportunity for the perfect home-business space or conversion to a possible secondary suite to supplement your mortgage. Everything about this home is bright and inviting. The main living area oozes functionality and seamlessly flows from one fantastic addition (a brand-new mudroom and office space added in 2021) to the next (a fantastic new deck and sunroom, where you’re guaranteed to spend all your downtime). Upstairs, you’ll find three generously sized bedrooms, two full baths, conveniently located laundry, and one of two new ductless mini splits ensuring year-round comfort. The curb appeal is stunning, with a large backyard (recently re-graded) and beautifully landscaped grounds. Centrally situated in a fantastic family-oriented neighbourhood, you are just moments from all the essentials, a short drive from downtown Halifax, Dartmouth, and Bedford, and within walking distance to elementary and junior high schools. This home



is simply a must-see.

Built in 1971

Essential Information

MLS® #	202417811
Price	\$779,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,503
Acres	0.20
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 3rd, 2024

Community Information

Address	56 Briarwood Crescent
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3M 1P4

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Carport, Double, Paved

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Ductless, Hot Water
Cooling	Ductless

Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	Cleared, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Duc D'Anville Elementary School
Middle	Clayton Park Junior High School
High	Halifax West High School

Additional Information

Zoning	R-1 - RESIDENTIAL LOW DENSITY
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Listing Details

Listing Office	Parachute Realty
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