

# \$484,900 - 19 Edgehill Road, Armdale

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MLS® #202419167

**\$484,900**

3 Bedroom, 1.00 Bathroom, 1,018 sqft

Residential on 0.11 Acres

8-A, Armdale, NS

Welcome home to 19 Edgehill Rd, where youâ€™ll step back in time and embrace the charm of the 1950s with this meticulously maintained family home. Nestled in a serene and family-friendly neighborhood, this delightful three-bedroom, one-bath home offers the perfect blend of nostalgia and modern comfort. The eat-in kitchen is reminiscent of the warm, inviting spaces where families once gathered for meals, while the open-concept living and dining area is perfect for hosting more formal gatherings. The main floor also boasts a versatile bedroom that can double as a home office for those who work from home. Upstairs, youâ€™ll find two generously sized bedrooms with charming details like dry storage in the eaves, adding practicality and a touch of whimsy. The lower level walkout, with a ceiling height of 6â€™9â€•, offers additional space for hobbies. Step outside and be enchanted by the beautifully landscaped 5,000 sq ft lot, which backs onto a playground, perfect for recreating the simple joys of childhood. The lush perennial gardens are a testament to many days spent tending to the gardens, or you can enjoy leisurely afternoons in the level backyard, reminiscent of classic family barbecues and summer games. Spend evenings on the front porch, savoring breathtaking twinkling skyline views. This home has been lovingly cared for over the decades, with thoughtful updates like sewer lateral (2022); architectural shingles (2020);



fresh exterior paint, chimney liner furnace and a new hot water (2024). The neighborhood's quiet streets, limited to local traffic, are perfect for those seeking the charm of a bygone era. This home is just steps away from Chocolate Lake, where you can indulge in supervised swimming, tennis, and basketball. Not to mention, it is conveniently located a short commute from downtown Halifax (serviced by bus routes 22, 24, 123) and within the Springvale Elementary School District. Don't miss this opportunity!

Built in 1952

Essential Information

MLS® #	202419167
Price	\$484,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,018
Acres	0.11
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 30th, 2024

Community Information

Address	19 Edgehill Road
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove
Sub-District	8-A
City	Armdale
County	Halifax
Province	NS
Postal Code	B3N 1G5

Amenities

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

## Interior

Interior Features	High Speed Internet
Appliances	Range, Washer/Dryer, Refrigerator
Heating	Baseboard, Hot Water
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

## Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

## School Information

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

## Additional Information

Zoning	R-1
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## Listing Details

Listing Office	Engel & Volkers
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