

\$679,000 - 6304 Almon Street, Halifax

MLS® #202419789

\$679,000

3 Bedroom, 1.50 Bathroom, 2,056 sqft

Residential on 0.09 Acres

4-A, Halifax, NS

Seize the chance to own this charming property in the highly desirable West End of Halifax! Nestled in a quiet, family-friendly neighborhood, this spacious 2-story home offers the ideal balance of comfort, convenience, and potential. Just steps away from parks, dining, entertainment, shopping, and more, this property is perfect for families or investors seeking an income property in one of Halifax's most vibrant communities. The main floor boasts a generous layout with a spacious kitchen, open dining and living areas, a convenient laundry/pantry, and direct access to a private backyard – a perfect space for relaxing or entertaining. Upstairs, you'll find three bright and welcoming bedrooms, along with a full bathroom. The unfinished third level offers an additional 275 sq/ft of potential, ready to be transformed into extra living space, a fourth bedroom, or a home office. The walk-out basement provides even more possibilities, featuring a half bath, a cozy family room, and a den with new egress windows, all offering ample room for expansion. A workshop space and storage area complete the lower level. With a private, fenced backyard and a small garage, this home offers both charm and functionality, all within easy access to street parking. The eaves have been updated with new fascia, soffit and gutters. The property has been well-loved and offers a blank canvas for you to make your own, full of potential for personal updates and customization. Don't miss this



rare opportunity to invest in a prime West End location and make this home your own. Act now!

Built in 1931

Essential Information

MLS® #	202419789
Price	\$679,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,056
Acres	0.09
Year Built	1931
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 8th, 2024

Community Information

Address	6304 Almon Street
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3L 1V3

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Paved
# of Garages	1

Interior

Interior Features	High Speed Internet
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Appliances	Glass Cooktop, Oven, Electric Range, Dishwasher, Dryer - Electric, Washer, Freezer - Chest, Microwave, Refrigerator
Heating	Furnace, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

Exterior Features	Barbecue
Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Aluminum Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	R2
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Listing Details

Listing Office	RE/MAX Nova
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Listing information last updated on October 20th, 2025 at 7:17am ADT