

\$899,900 - 6138/6140 Duncan Street, Halifax

MLS® #202422708

\$899,900

4 Bedroom, 3.50 Bathroom, 1,932 sqft

Residential on 0.06 Acres

4-A, Halifax, NS

Duplex on Duncan - don't miss out on this bright and well kept property on a central tree-lined street, close to downtown, universities, hospitals, skating and swimming at the Halifax Common and the shops and services of Quinpool Rd! This duplex was built in 2009 with flexibility in mind, featuring wide doorways, grade entries on the main level, open concept living spaces, and an elevator - the main floor was designed to be accessible and a lift track could be reinstalled in the bedroom if desired. Each flat has 2 BRs and 2 baths, and open kitchen/dining/living room space, its own laundry, large closets and plenty of storage. The sun-filled upper unit has its own walkout deck as well. Both units have 200 amp panels - the infloor radiant heat (with solar assist) is powered by the upper unit and the elevator is powered by the lower unit. Outside, you'll find parking for 2 cars in the front and a level fenced backyard with a covered concrete patio and a wired 7x10 shed with shelving. This property would be a great owner occupied income property, an excellent investment in a desired rental area, a great opportunity to live with an aging parent and have your own space, or could be perfect for a wheelchair user with a few modifications (main level primary bedroom has all of the electrical in place for the use of the previously installed lift from bed to bath), with space for a family member or live-in caregiver on the second level and an accessible parking space on the street out front. This is a newer low



maintenance property in an established peninsula area - a rare find indeed!

Built in 2009

Essential Information

MLS® #	202422708
Price	\$899,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,932
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	October 25th, 2024

Community Information

Address	6138/6140 Duncan Street
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3L 1K2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Concrete, Double

Interior

Interior Features	Central Vacuum, Elevator, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water, In Floor

# of Stories	2
Stories	2 Storey
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding, Wood Siding
Foundation	Slab

School Information

Elementary	Oxford School
Middle	Oxford School
High	Citadel High School

Additional Information

Zoning	ER-3
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Listing Details

Listing Office	Royal LePage Atlantic
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