

# \$809,000 - 6715 Edward Arab Avenue, Halifax

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MLS® #202427909

**\$809,000**

3 Bedroom, 2.50 Bathroom, 1,655 sqft

Residential on 0.11 Acres

4-C, Halifax, NS

Welcome to 6715 Edward Arab! Situated in the highly sought-after Westmount neighbourhood, this extensively renovated 3-bedroom, 2.5-bathroom home seamlessly blends modern upgrades with classic charm. Renovated in 2022, the exterior boasts new gutters, siding, landscaping, exterior doors, and a stylish front step. Inside, the home has been thoughtfully updated while maintaining its character, with refinished original hardwood floors and new tile in the entry and around the fireplace. The kitchen shines with quartz countertops, sleek cabinetry, stainless steel appliances, and an added pantry for extra storage. The main floor also features a spacious living room, an updated half bath, and a versatile bedroom with a built-in closet system. Upstairs, two large bedrooms offer ample storage, and a newly added full bathroom enhances convenience. The fully transformed basement includes a cozy family room, a modern full bathroom, a large utility space, and a laundry area, with spray foam insulation improving energy efficiency. Additional upgrades include updated plumbing and countless thoughtful details throughout. This incredible home is ideally located close to schools, parks, shopping, transit, and more. Don't miss your chance to live in one of Halifax's most desirable neighbourhoods.



Built in 1955

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202427909               |
| Price          | \$809,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.50                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 1,655                   |
| Acres          | 0.11                    |
| Year Built     | 1955                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | March 3rd, 2025         |

### Community Information

|              |                         |
|--------------|-------------------------|
| Address      | 6715 Edward Arab Avenue |
| Area         | Halifax - Dartmouth     |
| District     | 4-Halifax West          |
| Sub-District | 4-C                     |
| City         | Halifax                 |
| County       | Halifax                 |
| Province     | NS                      |
| Postal Code  | B3L 2E2                 |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | No Garage, Concrete, Single                                       |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | High Speed Internet                                        |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator |
| Heating           | Forced Air                                                 |
| # of Stories      | 1                                                          |
| Stories           | One and One Half                                           |
| Has Basement      | Yes                                                        |
| Basement          | Full, Finished                                             |

### Exterior

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Under 0.5 Acres, Landscaped, Level |
| Roof            | Asphalt                            |
| Construction    | Vinyl Siding                       |
| Foundation      | Concrete Perimeter                 |

**School Information**

|            |                             |
|------------|-----------------------------|
| Elementary | Westmount Elementary School |
| Middle     | St Agnes Junior High School |
| High       | Citadel High School         |

**Additional Information**

|        |    |
|--------|----|
| Zoning | R1 |
|--------|----|

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Keller Williams Select Realty |
|----------------|-------------------------------|

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