

\$599,900 - 118/120 Tartan Avenue, Spryfield

MLS® #202500495

\$599,900

Bedroom, Bathroom,
Residential Income on 0.22 Acres

7-B, Spryfield, NS

A Fully Vacant Duplex in Spryfield! Yes, you heard it right—this is your incredibly rare chance to own a fully vacant duplex in the heart of one of Halifax's fastest-growing communities! Upstairs, you'll find a stunning 3-bedroom, move-in-ready, with a massive back deck that offers breathtaking city views. Downstairs is a bright and spacious 2-bedroom unit with a fully fenced backyard, perfect for families, pets, or entertaining. Whether you're a first-time homebuyer or a seasoned investor, this property offers unmatched versatility. Live in one unit and let the other cover a significant portion of your expenses. With the previous rents at \$1,900 upstairs and \$1,800 downstairs, you could own this property for less than renting a similar 3-bedroom home! Now—your chance to set your own terms with fresh leases. But it doesn't stop there—this expansive 9,400 sq. ft. lot offers exciting development potential. With zoning approval for up to four units, you could expand or reimagine the property to maximize your investment. Ample parking with five spaces ensures hassle-free living, even during Halifax's winter parking ban. Spryfield is a vibrant and rapidly transforming neighborhood, offering the perfect mix of convenience and natural beauty. Just 7.5 km from Halifax's city center (a quick 14-minute drive), you'll enjoy easy access to all the amenities of downtown living while benefiting from the charm of a community-oriented suburb. The area boasts excellent schools,



parks, trails, and shopping, including the popular Long Lake Provincial Park and the Captain William Spry Community Centre. This is a rare opportunity to secure an income-generating property with endless potential in one of Halifax’s most desirable up-and-coming areas. Don’t miss out—schedule your viewing today!

Built in 1968

Essential Information

MLS® #	202500495
Price	\$599,900
Acres	0.22
Year Built	1968
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	March 6th, 2025

Community Information

Address	118/120 Tartan Avenue
Area	Halifax - Dartmouth
District	7-Spryfield
Sub-District	7-B
City	Spryfield
County	Halifax
Province	NS
Postal Code	B3R 2B9

Amenities

Utilities	Electricity Connected
Parking	Gravel, Paved

Interior

Heating	Baseboard, Hot Water
Has Basement	Yes
Basement	Full

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Elizabeth Sutherland School
Middle	Elizabeth Sutherland School
High	JL Ilsley High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	RE/MAX Nova
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