

\$499,900 - 744 St Margarets Bay Road, Halifax

MLS® #202501063

\$499,900

2 Bedroom, 1.00 Bathroom, 700 sqft

Residential on 0.16 Acres

8-A, Halifax, NS

Discover an exceptional investment opportunity at 744 St. Margarets Bay Road in Halifax! This charming single-family home is primed for conversion into a lucrative duplex, offering savvy investors a chance to maximize their returns. The upper level features 2 bedrooms and 1 bathroom and is currently rented until August 2025 at \$1,500/month. The undeveloped basement comes with its own electrical service and entrance, presenting tremendous potential for conversion into a second unit. The exterior has been fully updated with new shingles, fresh siding, and modern windows, ensuring low maintenance for years to come. Situated in a prime area, this property boasts an unbeatable location—just one minute from the rotary and close to Halifax's amenities, as well as Chocolate Lake and Bayers Lake. Parking is convenient with a shared back driveway alongside 752/754 St. Margarets Bay Road and an additional single parking space at the front. With some sweat equity, this property could become a highly profitable investment, allowing you to create a second revenue stream while benefiting from the steady income of the existing upper unit. Don't miss this chance to own a piece of Halifax real estate with enormous upside; schedule your viewing today and unlock the potential of 744 St. Margarets Bay Road! With the addition of 752/754 St Margarets Bay Road which is also for sale you could have 13,824 sqft of potential development space!



Built in 1960

Essential Information

MLS® #	202501063
Price	\$499,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	700
Acres	0.16
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	March 31st, 2025

Community Information

Address	744 St Margarets Bay Road
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove
Sub-District	8-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3N 1K7

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Shared

Interior

Interior Features	High Speed Internet
Appliances	Refrigerator/Stove Combo
Heating	Baseboard
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Hardwood Bush, Partial Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	RDD/R-2 - RESIDENTIAL MEDIUM DENISTY
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Listing Details

Listing Office	Century 21 Optimum Realty
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