

\$769,000 - 46 Sunnybrae Avenue, Fairview

MLS® #202502718

\$769,000

3 Bedroom, 3.50 Bathroom, 2,600 sqft

Residential on 0.20 Acres

N/A, Fairview, NS

Welcome to 46 Sunnybrae Ave. This fully upgraded 3 bedroom, 4 bathroom home has been thoughtfully and meticulously renovated on all 3 levels. The location couldn't be more convenient, sitting on a corner lot with privacy hedge, directly across from Burton Ettinger Elementary you can watch your kids walk from door to door for school! The main floor is flooded with natural light and the design gives the best of both worlds blending retro character with modern conveniences. The layout is open and the spaces are large with ample storage: a kitchen pantry, a welcoming mudroom with double closet and even a cozy built-in backpack nook. The Living Room has a brick surrounded electric fireplace and the oversized Dining Room includes a large breakfast bar open to the Kitchen. All new Garden Doors and energy star Kohler windows, 5 new Ductless Heat Pumps, 4 upgraded Bathrooms, 3 expansive decks, 2 HRVs and a remodelled Kitchen with all new stainless steel appliances. Upstairs find the bedrooms, laundry closet, main bathroom and Primary Bedroom with walk-in closet and ensuite Bathroom with in-floor heating. Downstairs is a bright walk-out fully finished basement with a full Bathroom, additional Washer/ Dryer hookups, plenty more storage and rough-in plumbing for a Kitchenette should the new owner wish to use the space for their work, hobbies, or if a fourth bedroom is required a partition could easily divide off another bedroom space for a teenager. The



entire basement could be occupied by extended family independent from the rest of the home. Outside offers mature landscaping, a 12â€™ x 16â€™ Shed with power and a Large, paved, double driveway with enough parking for 8 vehicles!

Built in 1975

Essential Information

MLS® #	202502718
Price	\$769,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,600
Acres	0.20
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 1st, 2025

Community Information

Address	46 Sunnybrae Avenue
Area	Halifax - Dartmouth
District	6-Fairview
Sub-District	N/A
City	Fairview
County	Halifax
Province	NS
Postal Code	B3N 2G5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Paved

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Washer/Dryer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Burton Ettinger Elementary School
Middle	Fairview Junior High School
High	Halifax West High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 22nd, 2025 at 6:02pm ADT