

\$759,900 - 3196-98 Beresford Road, Halifax

MLS® #202502877

\$759,900

4 Bedroom, Bathroom,
Residential Income on 0.09 Acres

4-B, Halifax, NS

Properties like this don't come on the market often! Located in a convenient West End location, this well maintained over/under duplex has been cared for by the same owner since 1997. The property features two independent units, each with two bedrooms, and the lower unit also includes a den/office. Both units have hardwood and ceramic tile floors, modernized kitchens and bathrooms, and numerous improvements over the years include electrical, plumbing, decks, roof shingles in 2015, exterior paint in 2022, and all appliances in both units replaced within the last five years. This is an excellent rental property, which has been fully rented over the years. The lower unit was just vacated, rent was \$2,100/mo. plus utilities. Upper unit tenant is on fixed term lease until July 31, 2025, rent is \$1,900/mo. plus utilities. Each unit is completely independent, featuring its own furnace, electric meter, laundry, storage, deck and even a clothesline. There is additional shared storage in the basement. The location is unbeatable, with easy access to major transit routes for convenient travel to downtown and local universities. It's within walking distance of the Halifax Shopping Center, restaurants, everyday amenities, and the new Francophone school at Bayers Road and Oxford Street. Situated on a quiet, friendly street, this property offers a wonderful community atmosphere while being close to everything Halifax has to offer. Whether you're looking for a reliable rental



investment or a comfortable owner-occupied home with extra income, this property is a fantastic opportunity. Don't miss out—schedule a viewing today

Built in 1955

Essential Information

MLS® #	202502877
Price	\$759,900
Bedrooms	4
Acres	0.09
Year Built	1955
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	April 22nd, 2025

Community Information

Address	3196-98 Beresford Road
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-B
City	Halifax
County	Halifax
Province	NS
Postal Code	B3L 3R8

Amenities

Utilities	Power, Phone Connected
Parking	Paved

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator, Water Heater
Heating	Forced Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	ER-3
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Listing Details

Listing Office	Royal LePage Atlantic
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