

\$729,900 - 3208 Beresford Road, Halifax

MLS® #202504031

\$729,900

4 Bedroom, Bathroom,
Residential Income on 0.09 Acres

4-B, Halifax, NS

Welcome to 3208 Beresford Road! This over-and-under set of flats is located on a quiet street in the highly sought-after West End of Halifax, offering a peaceful living environment with convenient access to the City. Each unit features two spacious bedrooms and one fully renovated bathroom, with both bathrooms recently updated for a modern touch. The home is equipped with efficient forced air heating for year-round comfort. The large kitchens in both units offer plenty of cabinet and counter space, perfect for cooking and entertaining. With separate meters, each unit maintains its own power consumption. One oil furnace heats the building. The walkout basement provides versatility and potential for future development and/ or additional living space. Separate laundry units for each unit provide convenience and privacy. The mature backyard with an abundance of fruit trees & shrubs is ideal for outdoor enthusiasts, and the two-level deck at the rear offers an excellent space for relaxation. Upgrades over the years include a new roof, chimney, newer siding, vinyl windows, furnace, appliances, and more! This property presents a fantastic opportunity for investors or homeowners seeking a versatile and low-maintenance property with sure-bet solid income in a prime Halifax location. The location is unparalleled, with easy access to major transit routes to downtown and local universities. It's within walking distance of the Halifax Shopping



Center, restaurants, the West End's finest amenities, and the new Francophone school at Bayers Road and Oxford Street Projected rents are \$2200 per unit per month with the purchaser to verify. Donâ€™t miss outâ€™schedule a viewing today!

Essential Information

MLS® #	202504031
Price	\$729,900
Bedrooms	4
Acres	0.09
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	May 2nd, 2025

Community Information

Address	3208 Beresford Road
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-B
City	Halifax
County	Halifax
Province	NS
Postal Code	B3L 3R8

Amenities

Parking	Paved
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Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator, Microwave
Heating	Forced Air
# of Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

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

School Information

Elementary	St Catherine's Elementary School
Middle	St Agnes Junior High School
High	Citadel High School

Additional Information

Zoning	ER-3
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Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 21st, 2025 at 6:47am ADT