

# \$769,000 - 197 Spinnaker Drive, Armdale

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MLS® #202505452

**\$769,000**

4 Bedroom, 2.00 Bathroom, 2,223 sqft

Residential on 0.05 Acres

8-A, Armdale, NS

Nestled in the heart of Regatta Point, this charming, true Nova Scotian townhome offers a peaceful retreat with stunning views of the ocean and surrounding nature. Thanks to the newly installed windows throughout (2024), you'll enjoy panoramic views from every room, allowing you to take in the beauty of the water and lush greenery that surrounds you. The loft, with its cathedral ceilings and skylight, fills the space with natural light and serves as a perfect cozy nook for relaxation or a home office or a bedroom. The expansive primary bedroom provides a serene escape, where you can sip your morning coffee while watching the sun rise over the sparkling water. Two walk-in closets add to the convenience and luxury of this tranquil space. The kitchen is a true heart of the home, complete with ample storage, a wine fridge, and a picture window that frames the backyard garden and private deck. The sunken living room, with its 12-foot ceilings, is an ideal spot for family gatherings or quiet nights by the fire. Outside your front door is one of the premium walking trails of Halifax, and easy access to the Armdale Yacht Club create a perfect backdrop for this seaside sanctuary. Recent upgrades—including a new hot water tank (2025), ductless heat pumps (2024), windows, front roof (2025), and fresh paint - ensure the home is both comfortable and stylish. With its close proximity to downtown, shopping, yoga studio, and major highways, this property offers the best of Halifax living—privacy, nature, and



convenience all in one. Book your private viewing today!

Built in 1989

**Essential Information**

MLS® #	202505452
Price	\$769,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,223
Acres	0.05
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 15th, 2025

**Community Information**

Address	197 Spinnaker Drive
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove
Sub-District	8-A
City	Armdale
County	Halifax
Province	NS
Postal Code	B3N 3C6

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Concrete
# of Garages	1

**Interior**

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless

Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Finished

## Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Brick, Wood Siding
Foundation	Concrete Perimeter

## School Information

Elementary	John W Macleod-Fleming Tower Elementary School
Middle	Cunard Junior High School
High	JL Ilsley High School

## Additional Information

Zoning	R1
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## Listing Details

Listing Office	Royal LePage Atlantic
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