

\$899,900 - 12 Rosemount Avenue, Halifax

MLS® #202506718

\$899,900

4 Bedroom, 2.00 Bathroom, 2,175 sqft

Residential on 0.25 Acres

5-G, Halifax, NS

Opportunity is knocking at 12 Rosemount Avenue - on one of Halifax's most sought after-after streets. Nestled within a tranquil, tree-lined cul-de-sac in a prestigious neighbourhood, this stately home sits on a generous, level lot with a beautifully landscaped yard - ready to become the backdrop for countless memories. With quick access to the Rails-to-Trails system, moments from the Armdale Rotary, and highway connections, and just minutes from the vibrant heart of the city, the location is nothing short of exceptional. Steeped in old Halifax charm, this grand residence is waiting to be revitalized into the crown jewel of the block. Inside, spacious rooms and timeless character set the stage for something truly special. The main level boasts a character-filled living room with a fireplace, a bright kitchen that flows in to a formal dining area, and a spacious family room with double doors leading to the large backyard - a space where kids can safely play, guests can gather, and evenings outdoors can be enjoyed in quiet comfort. Up the elegant staircase you'll find four bedrooms, including a spacious primary with an ensuite, plus another full bath. A hidden gem awaits in the attic - a versatile bonus space full of possibilities. Ample storage, timeless character, and an unparalleled setting make this a rare opportunity for those with vision. What will you make of it?



Built in 1953

Essential Information

MLS® #	202506718
Price	\$899,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,175
Acres	0.25
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 29th, 2025

Community Information

Address	12 Rosemount Avenue
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-G
City	Halifax
County	Halifax
Province	NS
Postal Code	B3N 1X8

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Double, Aggregate
# of Garages	1

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Fireplace(s), Hot Water, Radiator
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes

Basement Full, Unfinished

Exterior

Lot Description Landscaped, Level
Roof Asphalt
Construction Wood Siding
Foundation Concrete Perimeter

School Information

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

Additional Information

Zoning R-1 - RESIDENTIAL LOW DENSITY

Listing Details

Listing Office Parachute Realty

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