

\$649,900 - 3699/3701 Robie Street, Halifax

MLS® #202506864

\$649,900

4 Bedroom, Bathroom,
Residential Income on 0.08 Acres

3-A, Halifax, NS

Steps from the Hydrostone District in one of Halifax's most popular neighborhoods, this beautifully updated duplex combines timeless charm with modern comforts. This property features two distinct units, each with its own private entrance and dedicated outdoor space, making it the perfect opportunity to live in one unit while renting the other. The upper level unit welcomes you with a large porch offering harbour views and a cozy spot to curl up and watch the sunset. Step inside to a bright, freshly painted 3 bedroom home offering an updated bathroom and stainless steel appliances including a convection oven. The lower level unit offers an exceptional rental unit and respectful tenant. Resilient channels of layered drywall and fireproof insulation offer quiet, soundproof living spaces. The garden in the front yard is filled with beautiful perennials including hostas, lilies, and black-eyed Susans, alongside evergreens like blue spruce, magnolia, boxwoods, and lilacs. The back of the home offers plenty of parking space for guests and tenants accessed via a shared driveway. Take comfort in recent updates over the past few years including shingles, siding (including insulation) and most of the windows. With a prime location and a deep connection to the North End's rich history and dynamic community, this property offers the perfect balance of convenience and tranquility. This is a rare opportunity to own a piece of Halifax's history while enjoying modern living at its finest.



Built in 1945

Essential Information

MLS® #	202506864
Price	\$649,900
Bedrooms	4
Acres	0.08
Year Built	1945
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	April 30th, 2025

Community Information

Address	3699/3701 Robie Street
Area	Halifax - Dartmouth
District	3-Halifax North
Sub-District	3-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3K 4S9

Amenities

Utilities	Electricity Connected
Parking	Gravel, Parking Spaces(s)

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Foundation	Concrete Perimeter

School Information

Elementary	St Stephen's Elementary School
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Middle	Highland Park Junior High School
High	Citadel High School

Additional Information

Zoning	ER-2
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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