

\$525,000 - 6931 Vaughan Avenue, Halifax

MLS® #202509201

\$525,000

3 Bedroom, 1.50 Bathroom, 1,809 sqft

Residential on 0.11 Acres

4-C, Halifax, NS

Nestled in Halifax's prestigious West End, this two story family home offers the perfect balance of charm, comfort, and convenience - perfectly positioned with exceptional walkability and just 30 minutes from anywhere in the city. Known for its vibrant community, top-rated schools, and unbeatable walkability, this neighborhood is an idyllic place to call home. Step inside to discover the warmth of original hardwood floors highlighted by the abundant natural light from the large windows. In 2023, the home was fully converted from oil to electric, with the addition of an electric boiler, three energy efficient heat pumps and a 200-amp electrical panel. The basement was completely refinished in 2024, offering extra living space and storage options. Take additional peace of mind with new roof shingles (2022). You will be impressed by the sizeable bedrooms on the second level, complimented by the spacious bathroom featuring a luxurious jacuzzi tub - perfect for relaxing at the end of the day. Outside, enjoy a large backyard surrounded by mature trees that offer privacy and a peaceful spot to enjoy time with your family. With parks, schools, and playgrounds just a short stroll away, the property is ideal for families with children. Live steps from unique shops, a diverse culinary scene, and a host of community activities that make the West End one of the most welcoming and lively areas in Halifax. With its classic character and modern essentials already taken care of, this home is move-in



ready and waiting to welcome you.

Built in 1951

Essential Information

MLS® #	202509201
Price	\$525,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,809
Acres	0.11
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 13th, 2025

Community Information

Address	6931 Vaughan Avenue
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-C
City	Halifax
County	Halifax
Province	NS
Postal Code	B3L 2L9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Ductless, Hot Water

# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Westmount 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	EXP Realty of Canada Inc.
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