

\$709,999 - 6038 Charles Street, Halifax

MLS® #202510344

\$709,999

3 Bedroom, 1.00 Bathroom, 1,493 sqft

Residential on 0.08 Acres

4-A, Halifax, NS

Welcome to the James A. Ross House at 6038 Charles Street—a beautifully preserved registered heritage home in Halifax’s vibrant North End. Built in 1899, this classic Halifax Box-style residence features a flat roofline, two-storey bay window, and intricate woodwork. Lovingly cared for by the same family for 35 years, it offers enduring character, thoughtful updates, and exceptional value. Inside, 1,493 square feet of living space includes three bedrooms, one bath, high ceilings, updated windows, and sunlit rooms that feel warm and expansive. Hardwood floors, stained glass windows and original architectural details add richness, while the flexible layout adapts easily to modern living. The home sits on a granite and stone foundation and boasts updated electrical and replaced cedar shingles—solid, sound, and ready for what’s next. The south-facing backyard is a serene garden oasis, ideal for relaxing or entertaining. A paver driveway provides off-street parking for two—a rare luxury in this location. Set on a peaceful, tree-lined street with high walkability, you’re steps to the Halifax Common, public transit, shopping, and top schools including Oxford and Citadel High. Neighborhood dining favorites like Eliot & Vine are just around the corner. As a municipally registered heritage property, the home qualifies for Halifax’s Heritage Incentives Program, offering matching grants of up to \$15,000 for exterior conservation work. 6038



Charles Street is more than a home—it's a living piece of Halifax history.

Built in 1899

Essential Information

MLS® #	202510344
Price	\$709,999
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,493
Acres	0.08
Year Built	1899
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 5th, 2025

Community Information

Address	6038 Charles Street
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3K 1L1

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	Brick

Interior

Interior Features	High Speed Internet
Appliances	Water Heater, Stove - Gas, Dishwasher, Washer, Refrigerator
Heating	Forced Air, Furnace, Stove
Fireplace	Yes
Fireplaces	Gas

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

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Other
Construction	Shingle Siding
Foundation	Other, Stone

School Information

Elementary	Oxford School
Middle	Oxford School
High	Citadel High School

Additional Information

Zoning	ER-2
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Listing Details

Listing Office	Royal LePage Atlantic
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