

\$1,500,000 - 1874 & 1878 Seldon Street, Halifax

MLS® #202511931

\$1,500,000

8 Bedroom, 5.00 Bathroom, 2,958 sqft

Residential on 0.19 Acres

2-B, Halifax, NS

Rare South End Halifax Opportunity – Two Adjoining Properties, 8217 Sq Ft Combined Lot, ER-3 Zoned Welcome to 1874 & 1878 Seldon Street—a truly unique offering in the heart of Halifax's coveted South End. With a combined total of 8,217 sq ft of land and separate PID numbers, this package includes a spacious 4-bedroom family home and a 2-unit over/under duplex, both zoned ER-3, allowing up to four units per lot. Whether you're an investor, developer, or a homeowner seeking space, flexibility, and location, this opportunity is unmatched. The stately two-storey family residence at 1874 Seldon showcases nearly 3,000 sq ft of living space and timeless character throughout. From its elegant bay windows and original hardwood floors to ornate mouldings, 10-foot ceilings, and a dramatic double living room with fireplace, the home offers old-world charm with space to modernize. Highlights include a large formal dining room, sun-filled family room, upstairs laundry, and a primary suite featuring an ensuite with sunken tub. The lower level adds storage, utility space, a wine cellar, and a built-in garage, while the private backyard with mature trees and a garden shed offers a serene urban retreat. Next door, 1878 Seldon is a classic duplex with a 1-bedroom and a 2-bedroom unit. Though in need of a full renovation, the building offers strong value-add potential, ideal for rental income, redevelopment, or conversion to multiple condo-style units. Wide plank wood floors,



charming French doors, and built-in shelving add architectural appeal. Both properties are located on a quiet, tree-lined street just minutes from hospitals, universities, the waterfront, and downtown Halifax. This is a rare chance to own side-by-side parcels in an established neighbourhood with flexible zoning—ideal for investors seeking density or families looking to live next to rental or extended family units.

Essential Information

MLS® #	202511931
Price	\$1,500,000
Bedrooms	8
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	2,958
Acres	0.19
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 15th, 2025

Community Information

Address	1874 & 1878 Seldon Street
Area	Halifax - Dartmouth
District	2-Halifax South
Sub-District	2-B
City	Halifax
County	Halifax
Province	NS
Postal Code	B3H 3X4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Paved

Interior

Interior Features	High Speed Internet
Appliances	Oven, Stove, Stove - Gas, Dishwasher, Dryer, Washer, Refrigerator
Heating	Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt, Rolled/Hot Mop
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	ER-3
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Listing Details

Listing Office	Sutton Group Professional Realty
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