

\$599,000 - 27 Sunnybrae Avenue, Fairview

MLS® #202514708

\$599,000

4 Bedroom, 2.50 Bathroom, 2,386 sqft

Residential on 0.14 Acres

N/A, Fairview, NS

Terrific family home with income potential in sought-after Fairview! This impressive character property at 27 Sunnybrae Avenue offers exceptional versatility with its spacious main residence plus separate secondary suite. Situated on a generous 6,000 sq ft lot, the home features 4 bedrooms and 2.5 bathrooms across multiple levels. The main floor showcases an open- concept design with expansive family and dining rooms, while the second level provides a spacious primary bedroom suite. The basement secondary suite offers complete independence with its own kitchen, bedroom, and recreation room - perfect for extended family or rental income opportunities. Move-in ready with extensive appliances including a fridge, two stoves, washer, dryer, dishwasher, and deep freeze, ensuring convenience for both the main residence and rental suite. Located on a peaceful street with convenient access via Dutch Village Road, you enjoy proximity to excellent schools including Burton Ettinger Elementary and Halifax West High School. With very convenient and efficient , ducted heat pump system, and a prime HRM location, this versatile property perfectly balances comfortable family living with smart financial opportunity in one of Halifax's most popular neighborhoods.



Built in 1949

Essential Information

MLS® #	202514708
Price	\$599,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,386
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 7th, 2025

Community Information

Address	27 Sunnybrae Avenue
Area	Halifax - Dartmouth
District	6-Fairview
Sub-District	N/A
City	Fairview
County	Halifax
Province	NS
Postal Code	B3N 2G3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Paved

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Water Heater, Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Forced Air, Heat Pump, Ductless
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes

Basement Finished, Walk-Out Access

Exterior

Lot Description 0.5 to 0.99 Acres
Roof Asphalt
Construction Vinyl Siding
Foundation Concrete Perimeter

School Information

Elementary Burton Ettinger Elementary School
Middle Fairview Junior High School
High Halifax West High School

Additional Information

Zoning R-2

Listing Details

Listing Office RE/MAX Nova (Halifax)

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