

\$459,900 - 45 School Avenue, Halifax

MLS® #202520634

\$459,900

3 Bedroom, 1.00 Bathroom, 1,102 sqft

Residential on 0.07 Acres

N/A, Halifax, NS

Perfect for first-time buyers or savvy investors! This charming 3-bedroom, 1-bath home at 45 School Avenue offers 1,102 sq ft of character-filled living space. The open concept main level features hardwood floors, exposed brick accents, and an updated kitchen with stainless steel appliances. Three comfortable bedrooms upstairs are served by a modern 4-piece bathroom with updated vanity and tile shower surround. The level 3,200 sq ft lot boasts a detached single garage on slab, plenty of additional parking, and a fully fenced backyard for added privacy. Recent upgrades within the last three years include a high-efficiency propane boiler, new roof, updated lighting, and professional landscaping. The dry, full-height basement is prepped and ready to finish into additional living space with walkout access - weeping tile, new concrete pad, and sump pump provide complete peace of mind. Talk about convenience! Live just 2 minutes from the growing amenities on Dutch Village Road, 6 minutes to Halifax Shopping Centre, and 15 minutes to downtown Halifax, with easy access to Highway 102 and the McKay Bridge for seamless commuting. Whether you're starting your homeownership journey or expanding your investment portfolio, 45 School Avenue delivers exceptional value. Schedule your showing today!



Essential Information

MLS® #	202520634
Price	\$459,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,102
Acres	0.07
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 10th, 2025

Community Information

Address	45 School Avenue
Area	Halifax - Dartmouth
District	6-Fairview
Sub-District	N/A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3N 2E1

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Gravel, Parking Spaces(s)
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Stove - Gas, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Hot Water
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Level
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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

Days on Market	62
Zoning	R2

Listing Details

Listing Office	Engel & Volkers
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Listing information last updated on November 3rd, 2025 at 3:47pm AST