

# \$649,900 - 37 Berm, Spryfield

MLS® #202520922

**\$649,900**

4 Bedroom, Bathroom,  
Residential Income on 0.06 Acres

7-D, Spryfield, NS

Brand new two unit semi in a fantastic new subdivision at the border of Spryfield and Herring Cove. With two electric meters, two HRVs, laundry in both units and a 17' wide driveway for two cars, this is the ideal opportunity to own a low maintenance beautiful property with income. Live upstairs in the stunning 3bdrm, 2.5 bath (ensuite off Primary Bedroom!) unit with a gorgeous great room, contemporary kitchen with large island, quartz countertops, a walk in pantry and tonnes of light through oversized windows. Comfort of a ductless heatpump in the Great Room. Rent the lovely spacious one bedroom basement suite with it's separate entrance at the rear, to support your mortgage. Carpet free with quality laminate flooring and ceramic tile throughout, featuring hardwood stairs up and down, and just 20 minutes to downtown on a bus route. Visit the furnished model home and choose your preferred lot and layout today. Still time to choose your own finishes depending on lot and construction stage.



## Essential Information

|          |                    |
|----------|--------------------|
| MLS® #   | 202520922          |
| Price    | \$649,900          |
| Bedrooms | 4                  |
| Acres    | 0.06               |
| Type     | Residential Income |
| Sub-Type | Duplex             |

|           |                      |
|-----------|----------------------|
| Status    | Closed               |
| Date Sold | September 22nd, 2025 |

### Community Information

|              |                     |
|--------------|---------------------|
| Address      | 37 Berm             |
| Area         | Halifax - Dartmouth |
| District     | 7-Spryfield         |
| Sub-District | 7-D                 |
| City         | Spryfield           |
| County       | Halifax             |
| Province     | NS                  |
| Postal Code  | B3R 0H2             |

### Amenities

|                |                       |
|----------------|-----------------------|
| Utilities      | Electricity Connected |
| Parking Spaces | 2                     |
| Parking        | Double, Paved         |

### Interior

|                   |                     |
|-------------------|---------------------|
| Interior Features | Ensuite Bath        |
| Heating           | Baseboard, Ductless |
| # of Stories      | 3                   |
| Has Basement      | Yes                 |
| Basement          | Full, Finished      |

### Exterior

|                 |                    |
|-----------------|--------------------|
| Lot Description | Under 0.5 Acres    |
| Roof            | Asphalt            |
| Construction    | Vinyl Siding       |
| Foundation      | Concrete Perimeter |

### School Information

|            |                                 |
|------------|---------------------------------|
| Elementary | William King Elementary School  |
| Middle     | Herring Cove Junior High School |
| High       | JL Ilsley High School           |

### Additional Information

|        |    |
|--------|----|
| Zoning | R2 |
|--------|----|

### Listing Details

Listing Office

PLUMB LINE REALTY INC. - 12234

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