

\$449,900 - 13 First Avenue, Middle Sackville

MLS® #202521509

\$449,900

3 Bedroom, 2.00 Bathroom, 1,894 sqft

Residential on 0.30 Acres

26-A, Middle Sackville, NS

Welcome to 13 First Avenue, a charming split-entry home nestled on nearly a third of an acre in a quiet, family-friendly neighborhood. Tucked away on a peaceful street with no through traffic, this property offers both privacy and community, making it ideal for a growing family. With a fantastic lawn surrounding the home, Springfield Lake Beach Park within walking distance, and seasonal views of Springfield Lake when the leaves begin to shed, this location offers something to enjoy in every season. Inside, the main level features three generously sized bedrooms and gleaming original hardwood floors that add warmth and character throughout. The large eat-in kitchen is perfect for entertaining! The top floor also features a generously sized living room adjacent to the kitchen and dining area. A four-piece bath completes the upper level, while downstairs offers even more versatile space with a large rec room, a three-piece bath, and a den/office that could easily serve as a fourth bedroom. A built-in one-and-a-half garage with a walk-out adds practicality and convenience to the layout. This property includes thoughtful updates such as a metal roof and a water softener system installed within the last few years. For those who enjoy the comfort of a fireplace, a Selkirk chimney is already in place and ready for use. Combining classic charm with practical upgrades, 13 First Avenue is a wonderful opportunity to settle into one of Middle Sackville's most welcoming communities.



Built in 1998

Essential Information

MLS® #	202521509
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,894
Acres	0.30
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 25th, 2025

Community Information

Address	13 First Avenue
Area	Halifax - Dartmouth
District	26-Beaverbank, Upper Sackville
Sub-District	26-A
City	Middle Sackville
County	Halifax
Province	NS
Postal Code	B4E 3B5

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	1.5, Garage, Wired, Multiple Driveways, Parking Spaces(s), Paved
# of Garages	2
View	Lake

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Hot Water
Stories	Split Entry
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Days on Market	17
Zoning	R1

Listing Details

Listing Office	Exit Real Estate Professionals
----------------	--------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Listing information last updated on October 29th, 2025 at 8:47am ADT