

\$1,198,000 - 31 Downs Avenue, Fairmount

MLS® #202523783

\$1,198,000

6 Bedroom, 3.00 Bathroom, 3,543 sqft

Residential on 0.19 Acres

5-G, Fairmount, NS

Yes, many listings claim to be in a "sought-after neighbourhood," but Fairmount truly earns that title. Located on the same street as Springvale Elementary and Halifax Christian Academy, fields and playgrounds just a two-minute walk away! Set on a generous 8,195 sq ft lot, the property offers rare privacy, no direct views into neighbouring homes. This 6-bedroom, 2 full bath and 2 half bath home has been extensively renovated over the past nine years, making it completely move-in ready. Upstairs features five bedrooms and two full bathrooms, including a standout primary suite with an oversized window that offers serene views of the city in winter and a treehouse-like feel in the summer. The main floor layout has been thoughtfully redesigned to create a balance between open flow and intimate spaces. A custom wall of millwork frames the marble-faced fireplace in the cozy living area, while the kitchen (fully renovated in 2016) boasts wood shaker cabinetry, a Kohler cast iron sink, and premium granite countertops. The powder room was expanded and redesigned in 2024 with timeless English charm, and the dining room provides ample space along with built-in storage. Step outside to a show-stopping outdoor living area: a partially covered deck extended in 2022, complete with cedar shakes, space for both dining and lounge seating, and ambient mood lighting. On the lower level, the sixth bedroom (currently a home gym) sits across from a spacious, updated rec room—ideal for movie



nights or a kidsâ€™™ playroom. Additional upgrades include roof shingles (2016), conversion from electric to propane hot water baseboard heating, a new concrete walkway, exterior painting (2024/2025), new backyard stairs (2025), and updated appliances including fridge, washer, and dryer (2025), hot tub disconnect (2025). With Ashburn Golf Club, Rails to Trails, and top schools just outside your door, this home offers not only comfort and style, but an unbeatable lifestyle.

Built in 1973

Essential Information

MLS® #	202523783
Price	\$1,198,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	3,543
Acres	0.19
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 22nd, 2025

Community Information

Address	31 Downs Avenue
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-G
City	Fairmount
County	Halifax
Province	NS
Postal Code	B3N 2Z1

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	Carport, Paved

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless, Hot Water
Cooling	Ductless
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Partially Cleared, Landscaped
Roof	Asphalt
Construction	Brick, Shingle Siding, Other
Foundation	Concrete Perimeter

School Information

Elementary	Springvale Elementary School
Middle	St Agnes Junior High School
High	Citadel High School

Additional Information

Days on Market	12
Zoning	R-1

Listing Details

Listing Office	Engel & Volkers
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