

\$649,900 - Lot 28b 35 Berm, Spryfield

MLS® #202524003

\$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. Nearly complete. 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. Please Note photos and virtual tour are of model home in the same layout.



Essential Information

MLS® #	202524003
Price	\$649,900
Bedrooms	4
Acres	0.06

Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	November 20th, 2025

Community Information

Address	Lot 28b 35 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

Days on Market	11
Zoning	R2

Listing Details

Listing Office	PLUMB LINE REALTY INC. - 12234
----------------	--------------------------------

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 November 5th, 2025 at 3:47am AST