

\$450,000 - 17 Rosedale Avenue, Halifax

MLS® #202524529

\$450,000

2 Bedroom, 1.50 Bathroom, 1,998 sqft

Residential on 0.11 Acres

N/A, Halifax, NS

Welcome to this charming 1.5 storey home nestled in a sought-after neighborhood, offering the perfect balance of comfort, flexibility, and lifestyle. Step inside to a spacious living room with a cozy fireplace, ideal for relaxing evenings. The kitchen and dining area flow seamlessly off the living space, perfect for everyday meals and hosting friends. Downstairs, a welcoming great room sets the stage for family movie nights, games, or casual entertaining, while the basement also provides a storage/utility room and walkout to the driveway. With 2 bedrooms and 1.5 baths, this home is designed to adapt to your needs — whether you prefer your primary bedroom on the main floor or upstairs. A versatile den/office easily doubles as a guest room for visitors. Outdoors, enjoy a fenced backyard with a newer deck — a private space to gather, entertain, or simply unwind around the firepit. This location has it all. You™re just minutes from handy shops, malls, golf courses, and Bayers Lake, where you can enjoy dinner and a movie. Outdoor lovers will appreciate nearby rails-to-trails and even beaches only a short drive away. Whether entertaining or seeking a place to relax and recharge, this home delivers both comfort and convenience in one inviting package

Built in 1947

Essential Information



MLS® #	202524529
Price	\$450,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,998
Acres	0.11
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 10th, 2025

Community Information

Address	17 Rosedale Avenue
Area	Halifax - Dartmouth
District	6-Fairview
Sub-District	N/A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3N 2N2

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
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	24
Zoning	R2

Listing Details

Listing Office	EXP Realty of Canada Inc.
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Listing information last updated on October 28th, 2025 at 9:02am ADT