

# **\$314,900 - 37 Rosedale Avenue, Halifax**

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MLS® #3713395

**\$314,900**

6 Bedroom, Bathroom,  
Residential Income on 0.12 Acres

N/A, Halifax, NS

This 6 bedroom house with 2 full and 2 half baths is 2 houses in 1-- you can live in half while your in-laws live in the other, or close it off and rent it as a duplex. Situated in a wonderful family neighborhood, conveniently located a short distance to shopping and all the amenities of downtown Halifax, the house was extensively renovated 10 years ago with lots of attractive features bringing the effective age down to 10. Taxes are capped at \$208,700. With hardwood and tile floors throughout a large portion of the house, 2 full eat-in kitchens, and over 300 square feet of storage space in the basement, you can relax and put your feet up on your huge deck over-looking the manicured lawn and gardens. This home truly has something for everyone. Come and see the gorgeous upgrades and picture your family growing up here. Nothing much left to do, just move in and ENJOY! (All measurements are approximate and rounded to the nearest whole number, i.e. 12.3 = 12, 12.7 = 13)



## **Essential Information**

|          |                    |
|----------|--------------------|
| MLS® #   | 3713395            |
| Price    | \$314,900          |
| Bedrooms | 6                  |
| Acres    | 0.12               |
| Type     | Residential Income |
| Sub-Type | Duplex             |

|        |        |
|--------|--------|
| Status | Closed |
|--------|--------|

## Community Information

|              |                     |
|--------------|---------------------|
| Address      | 37 Rosedale Avenue  |
| Area         | Halifax - Dartmouth |
| District     | 6-Fairview          |
| Sub-District | N/A                 |
| City         | Halifax             |
| County       | Halifax             |
| Province     | NS                  |
| Postal Code  | B3N 2J2             |

## Amenities

|                |               |
|----------------|---------------|
| Parking Spaces | 1             |
| Parking        | Paved, Single |

## Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Secondary Suite, Storage |
| Appliances        | Water Heater             |
| Fireplace         | Yes                      |
| Fireplaces        | Wood Burning Stove       |
| Has Basement      | Yes                      |
| Basement          | Partially Finished       |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Lot Description   | Under 0.5 Acres               |
| Roof              | Asphalt                       |
| Construction      | Aluminum Siding, Vinyl Siding |

## Additional Information

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

## Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | CENTURY 21 TEAM ONE REALTY INC. - A674 |
|----------------|----------------------------------------|

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Listing information last updated on October 20th, 2025 at 9:17pm ADT