

# \$269,500 - 3396 St Andrews Avenue, Halifax

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MLS® #4139005

## \$269,500

3 Bedroom, 1.00 Bathroom, 1,400 sqft

Residential on 0.16 Acres

4-A, Halifax, NS

Immaculate two storey located in the Westend Peninsula. Bright and spacious, you will be impressed with all the extras this home has to offer. Located on a cul-de-sac, this 3 bedroom home features new kitchen with raised panel cabinetry, granite countertop, new ceramics with infloor heating, hardwood floors and staircase, formal living room, dining room expanded and opened-up to the re-designed kitchen, three good sized bedrooms, updated bathroom, and much much more. Located in walking distance to all amenities, the backyard is exceptionally deep (160 feet) and has an added bonus -a detached garage. The basement is high (over 8 feet) and dry and ready for future development. Move-in condition, this house is `good to go`. PASTE THIS LINK FOR PHOTO ALBUM <http://picasaweb.google.ca/daniel.makhan/3396StAndrewsAvenueHalifaxNS?feat=email>



Built in 1959

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 4139005   |
| Price          | \$269,500 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,400     |
| Acres          | 0.16      |
| Year Built     | 1959      |

|          |                         |
|----------|-------------------------|
| Type     | Residential             |
| Sub-Type | Single Family Residence |
| Status   | Closed                  |

### Community Information

|              |                        |
|--------------|------------------------|
| Address      | 3396 St Andrews Avenue |
| Area         | Halifax - Dartmouth    |
| District     | 4-Halifax West         |
| Sub-District | 4-A                    |
| City         | Halifax                |
| County       | Halifax                |
| Province     | NS                     |
| Postal Code  | B3L 3Y1                |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Utilities      | Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                       |
| Parking        | Detached, Single, Paved                                 |
| # of Garages   | 1                                                       |

### Interior

|              |                     |
|--------------|---------------------|
| Heating      | Forced Air, Radiant |
| # of Stories | 2                   |
| Stories      | 2 Storey            |
| Has Basement | Yes                 |
| Basement     | Full                |

### Exterior

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Under 0.5 Acres, Landscaped, Level |
| Roof            | Asphalt                            |
| Construction    | Aluminum Siding, Vinyl Siding      |
| Foundation      | Concrete Perimeter                 |

### Additional Information

|        |      |
|--------|------|
| Zoning | RES. |
|--------|------|

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | REGENCY REAL ESTATE LTD - A260 |
|----------------|--------------------------------|

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