

# \$799,900 - 2078 Oxford Street, Halifax Regional Municipality

MLS® #202513601

**\$799,900**

6 Bedroom, 2.00 Bathroom, 1,954 sqft  
Single Family on 0.08 Acres

Halifax Regional Municipality, Halifax Regional Municipality, Nova Scotia

Welcome to 2078 Oxford Street Nestled in one of the city's most sought-after neighborhoods, this well-maintained home offers unmatched convenience just steps from schools, universities, public transit, and all essential amenities. Spanning 1,954 sq ft, the main level features a spacious entryway, a generous living room, separate dining area, a large kitchen, and a dedicated laundry space. Beautiful hardwood flooring throughout the main areas retains the home's original character. Upstairs, you'll find four well-sized bedrooms and a full bathroom. The fully finished basement includes a self-contained in-law suite with a private entrance, complete with a full kitchen, dining area, two sizable bedrooms, and a bathroom ideal for extended family or rental income. Currently generating \$82,089.36 annually in rental income, this property stands out as one of the top income-producing homes in the area. With annual operating expenses of \$16,961, the investment yields a strong 7.44% cap rate after expenses. Zoned ER-3, the property permits up to a four-unit dwelling. For developers or investors seeking greater opportunity, this home can be purchased individually or as part of a package with 2070-2072 Oxford Street, unlocking the potential to build up to 12 units in total. This is a rare investment opportunity in a prime location.



Dont miss your chance to secure a high-performing asset with future development potential. (id:6289)

Built in 1937

### Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 202513601     |
| Price          | \$799,900     |
| Bedrooms       | 6             |
| Bathrooms      | 2.00          |
| Square Footage | 1,954         |
| Acres          | 0.08          |
| Year Built     | 1937          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 2078 Oxford Street            |
| Subdivision | Halifax Regional Municipality |
| City        | Halifax Regional Municipality |
| Province    | Nova Scotia                   |
| Postal Code | B3L2T2                        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Park, Playground, Public Transit, Shopping |
| Parking   | Paved Yard                                 |

### Interior

|              |                                    |
|--------------|------------------------------------|
| Appliances   | Stove, Dryer, Washer, Refrigerator |
| # of Stories | 2                                  |

### Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Wood siding     |
| Foundation | Poured Concrete |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Nova (Halifax) |
|----------------|-----------------------|



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Listing information last updated on October 14th, 2025 at 6:33am MDT