

\$459,900 - 45 School Avenue, Halifax

MLS® #202520634

\$459,900

3 Bedroom, 1.00 Bathroom, 1,102 sqft

Single Family on 0.07 Acres

Halifax, Halifax, Nova Scotia

Perfect for first-time buyers or savvy investors! This charming 3-bedroom, 1-bath home at 45 School Avenue offers 1,102 sq ft of character-filled living space. The open concept main level features hardwood floors, exposed brick accents, and an updated kitchen with stainless steel appliances. Three comfortable bedrooms upstairs are served by a modern 4-piece bathroom with updated vanity and tile shower surround. The level 3,200 sq ft lot boasts a detached single garage on slab, plenty of additional parking, and a fully fenced backyard for added privacy. Recent upgrades within the last three years include a high-efficiency propane boiler, new roof, updated lighting, and professional landscaping. The dry, full-height basement is prepped and ready to finish into additional living space with walkout access - weeping tile, new concrete pad, and sump pump provide complete peace of mind. Talk about convenience! Live just 2 minutes from the growing amenities on Dutch Village Road, 6 minutes to Halifax Shopping Centre, and 15 minutes to downtown Halifax, with easy access to Highway 102 and the McKay Bridge for seamless commuting. Whether you're starting your homeownership journey or expanding your investment portfolio, 45 School Avenue delivers exceptional value. Schedule your showing today! (id:6289)

Built in 1944



Essential Information

Listing #	202520634
Price	\$459,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,102
Acres	0.07
Year Built	1944
Type	Single Family
Sub-Type	Freehold

Community Information

Address	45 School Avenue
Subdivision	Halifax
City	Halifax
Province	Nova Scotia
Postal Code	B3N2E1

Amenities

Amenities	Golf Course, Park, Playground, Public Transit, Shopping, Place of Worship
Features	Level, Sump Pump
Parking	Detached Garage, Garage, Gravel, Parking Space(s)
# of Garages	2

Interior

Appliances	Gas stove(s), Dryer, Washer, Microwave Range Hood Combo, Refrigerator
# of Stories	2

Exterior

Exterior	Vinyl
Foundation	Poured Concrete

Listing Details

Listing Office	Engel & Volkers
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