

# \$590,000 - 13 Trout Run, Halifax

MLS® #202522860

**\$590,000**

3 Bedroom, 4.00 Bathroom, 2,634 sqft

Single Family on 0.10 Acres

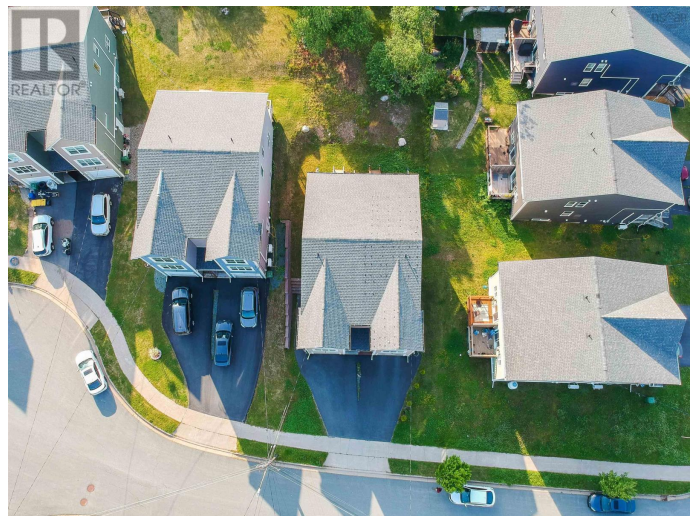
Halifax, Halifax, Nova Scotia

Welcome to 13 Trout Run A Thoughtfully Designed 3-Bedroom, 4-Bath Semi-Detached Home in Spryfield! Spread across three fully finished levels, this home offers a smart and functional layout with standout features. The main living level boasts a bright open-concept space and an upgraded modern kitchen featuring a center island and ample cabinetry space, perfect for both everyday living and entertainment. A convenient 2-piece powder room completes the space. From this level, step outside to backyard ideal for hosting, gardening, or simply unwinding in your private outdoor retreat. The second level features a comfortable primary bedroom, a 4-piece bathroom, two additional well-sized bedrooms, another 4-piece bath, and laundry on the same floor for added convenience. On the lower level, you'll find an attached garage, a flexible rec room, and a 3-piece bathroom ideal for a home office or gym. Two ductless heat pumps provide energy-efficient heating and cooling throughout the home, ensuring year-round comfort. Located on a quiet, family-friendly street just minutes from parks, schools, and daily essentials, this home offers clean design and versatile living in the neighbourhood. Book your showing today! Why wait? (id:6289)

Built in 2022

## Essential Information

Listing # 202522860



Price	\$590,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,634
Acres	0.10
Year Built	2022
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	13 Trout Run
Subdivision	Halifax
City	Halifax
Province	Nova Scotia
Postal Code	B3R0C4

### Amenities

Amenities	Park, Playground, Public Transit, Shopping, Place of Worship
Parking	Attached Garage, Garage, Paved Yard
# of Garages	2

### Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Cooling	Heat Pump
# of Stories	2

### Exterior

Exterior	Vinyl
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX Nova (Halifax)
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