

# \$450,000 - 17 Rosedale Avenue, Halifax

MLS® #202524529

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,998 sqft

Single Family on 0.11 Acres

Halifax, Halifax, Nova Scotia

Welcome to this charming 1.5 storey home nestled in a sought-after neighborhood, offering the perfect balance of comfort, flexibility, and lifestyle. Step inside to a spacious living room with a cozy fireplace, ideal for relaxing evenings. The kitchen and dining area flow seamlessly off the living space, perfect for everyday meals and hosting friends. Downstairs, a welcoming great room sets the stage for family movie nights, games, or casual entertaining, while the basement also provides a storage/utility room and walkout to the driveway. With 2 bedrooms and 1.5 baths, this home is designed to adapt to your needs whether you prefer your primary bedroom on the main floor or upstairs. A versatile den/office easily doubles as a guest room for visitors. Outdoors, enjoy a fenced backyard with a newer deck a private space to gather, entertain, or simply unwind around the firepit. This location has it all. You're just minutes from handy shops, malls, golf courses, and Bayers Lake, where you can enjoy dinner and a movie. Outdoor lovers will appreciate nearby rails-to-trails and even beaches only a short drive away. Whether entertaining or seeking a place to relax and recharge, this home delivers both comfort and convenience in one inviting package (id:6289)

Built in 1947

## Essential Information



Listing #	202524529
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,998
Acres	0.11
Year Built	1947
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	17 Rosedale Avenue
Subdivision	Halifax
City	Halifax
Province	Nova Scotia
Postal Code	B3N2N2

### Amenities

Amenities	Golf Course, Park, Playground, Public Transit, Shopping, Place of Worship, Beach
Features	Level
Parking	Paved Yard

### Interior

Appliances	Stove, Dryer, Washer, Refrigerator
# of Stories	2
Has Basement	Yes
Basement	Walk out

### Exterior

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Poured Concrete

### Listing Details

Listing Office	EXP Realty of Canada Inc.
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