

# \$709,900 - 81a 189 Colonial Crescent, Halifax

MLS® #202524838

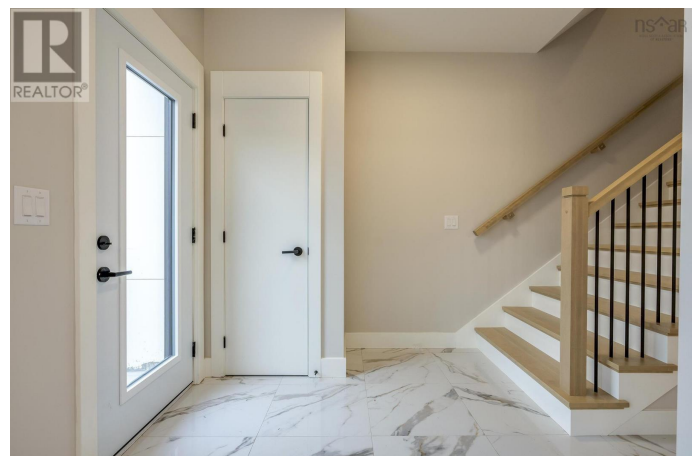
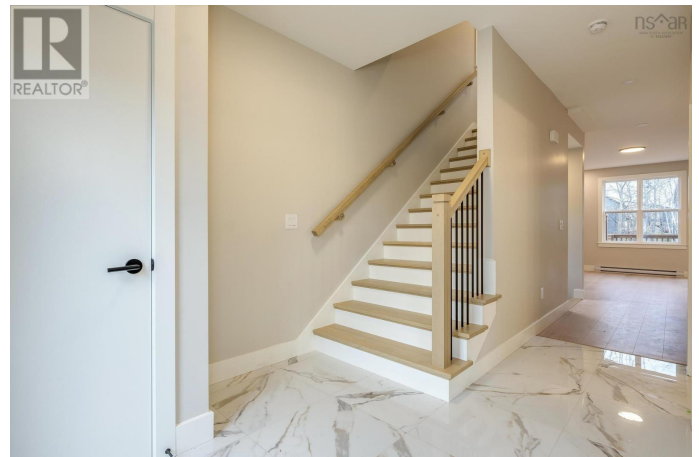
**\$709,900**

5 Bedroom, 4.00 Bathroom, 2,307 sqft

Single Family on 0.07 Acres

Halifax, Halifax, Nova Scotia

"The Sparrow", a unique and distinctly modern executive semi-detached LEGAL TWO UNIT in the newest phase of McIntosh Run Estates in Halifax. These units have independent power meters, power panels, hot water tanks, fire separations, etc., and provide a tremendous opportunity for extended family to live close to loved ones and for homeowners to generate valuable income from their properties. This exquisite 4 bedroom, 3.5 bathroom three-level design offers a stylish and attractive floor plan with street-level entry to the main floor! With fewer stairs to climb when you come home with your hands full, entertain family and friends in your open-concept kitchen with a sit-up island, plenty of on-trend storage cabinetry, and gorgeous quartz counters - there is even a walk-through pantry with a pocket door leading to the street-facing home office. Lounge on your 14x10 rear deck, perfect for BBQ season. Upstairs is host to a large primary bedroom with a walk-in closet, a stunning ensuite with double vanity, laundry closet, and two more bedrooms for growing families. The lower unit will not feel so "down" as it's grade-entry and has a walkout to the backyard. This unit features 2 bedrooms, a full bath, a kitchen + living area, and its own laundry closet. First-time and investment buyers alike will appreciate the many attributes of this exciting new design: efficient electric heating with a ductless heat pump, high-end water-resistant laminate floors on three levels, NO laminate



counters, gorgeous modern fixtures, and finishes, just minutes to downtown Halifax, close to walking trails, restaurants, shopping, ideal bus routes, you name it! Live here AND generate income all at once! (id:6289)

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 202524838     |
| Price          | \$709,900     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 2,307         |
| Acres          | 0.07          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 3 Level       |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 81a 189 Colonial Crescent |
| Subdivision | Halifax                   |
| City        | Halifax                   |
| Province    | Nova Scotia               |
| Postal Code | B3R2H8                    |

**Amenities**

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Park, Public Transit, Place of Worship |
| Features  | Level                                  |
| Parking   | Paved Yard                             |

**Interior**

|              |           |
|--------------|-----------|
| Appliances   | None      |
| Cooling      | Heat Pump |
| # of Stories | 2         |
| Has Basement | Yes       |
| Basement     | Walk out  |

**Exterior**

|            |                 |
|------------|-----------------|
| Exterior   | Vinyl           |
| Foundation | Poured Concrete |

## **Listing Details**

Listing Office      Royal LePage Atlantic



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