

\$469,900 - 17 Balcomes Drive, Halifax

MLS® #202525332

\$469,900

2 Bedroom, 1.00 Bathroom, 1,042 sqft

Single Family on 0.10 Acres

Halifax, Halifax, Nova Scotia

Cottage Charm in the Heart of the City, steps from Chocolate Lake. This delightful home is the epitome of "cottage in the city living with modern updates like ducted cooling and heating. Full of rustic charm, warmth, and character, yet just minutes from downtown Halifax. Nestled beside the serene shores of Chocolate Lake and within the sought-after Springvale school district, this property offers the perfect blend of tranquility and convenience. Step inside and be greeted by a bright, sun-soaked front porch an ideal spot to enjoy your morning coffee or unwind with a good book. The main floor features a functional and flowing layout with beautiful hardwood floors that carry through the open-concept living and family rooms, right into the dining area. The home exudes a cozy, rustic ambiance with charming older features that create a warm and inviting atmosphere. The kitchen, while simple in style, is well-sized and thoughtfully tucked away with access from both the dining and living areas perfect for entertaining. You'll appreciate the ample cabinetry and counter space, offering functionality without fuss. At the back of the home, a convenient mudroom and laundry area offer extra practicality, leading out to a backyard oasis that truly feels like a retreat from city life. Fully fenced, landscaped, and private, the yard features a patio and second stone seating area perfect for hosting, relaxing, or enjoying a quiet evening outdoors. A standout feature is the impressive shed,



previously used as a seasonal gym or creative workspace. Upstairs, youll find a spacious primary bedroom, a generous second bedroom, and a large full bath complete with a soaker tub, stand-up shower, and excellent storage space. With immediate access to Rails to Trails, Chocolate Lake just around the corner, and downtown Halifax only minutes away, this unique home offers the best of both worlds peaceful cottage vibes with the perks of city living. (id:6289)

Built in 1938

Essential Information

Listing #	202525332
Price	\$469,900
Bedrooms	2
Bathrooms	1.00
Square Footage	1,042
Acres	0.10
Year Built	1938
Type	Single Family
Sub-Type	Freehold

Community Information

Address	17 Balcomes Drive
Subdivision	Halifax
City	Halifax
Province	Nova Scotia
Postal Code	B3N1H9

Amenities

Amenities	Golf Course, Public Transit, Shopping, Place of Worship, Beach
Parking	None

Interior

Appliances	Oven, Dishwasher, Dryer, Washer, Freezer, Refrigerator
Cooling	Central air conditioning, Heat Pump
# of Stories	2

Exterior

Exterior	Wood shingles
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Domus Realty Limited



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