

Armdale/Purcell's Cove/Herring Cove

5 Birches Drive

\$624,900



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Description

Welcome to your future home! Get ready to fall in love with this captivating 3-bedroom Two Story that seamlessly blends classic charm with contemporary convenience. Nestled in a prime location, this house promises a lifestyle of comfort and convenience. With its spacious bedrooms, thoughtful layout and recent upgrades, it's the perfect place to call your own. The newer heat pumps installed throughout the house ensure optimal heating and cooling efficiency year-round. Pulling into your paved driveway, you'll appreciate the convenience of parking for two vehicles right at your doorstep. No more hassle with street parking or searching for a spot.

Rest easy knowing that the roof was shingled in 2023, offering both durability and aesthetic appeal. This recent upgrade not only enhances the home's curb appeal but also ensures protection against the elements for years to come. This 3-bedroom home is a true gem, offering a perfect blend of classic Halifax home and modern comforts. From the spacious bedrooms with original moldings, fireplace insert to the newer heat pumps, every detail has been meticulously crafted with your comfort and convenience in mind. Don't miss out on this incredible opportunity – schedule a viewing today --

Specifications

MLS [®] Number	202404078
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	2/0
Main Living Area	1,300 sq. ft.
Total Living Area	1,800 sq. ft.
Age	76 years old
Parking	Paved double tandem
Garage	None
Flooring	Carpet,Hardwood,Laminate
Heating	Heat Pump -Ductless,Radiator
Fuel Type	Electric,Oil
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Dining Room	9'8 x 10'7
Living Room	13'3 x 13'6
Kitchen	15 x 10'2
Den/Office	6'8 x 9'9

2nd Level

Bedroom	13'8 x 9'4
Primary Bedroom	12'4 x 11'8
Bath 1	4 Piece
Bedroom	8'2 x 12'3

Basement

Rec Room	16'2 x 14'8
Bath 2	3 Piece
Laundry	7'9 x 9
OTHER	7 x 6'9

Location



Photos



