

Spryfield

34 Walter Havill Drive

\$529,000



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Description

Conveniently located 4 bedroom, 4 bath home within the sought-after Armdale area. This 2007 semi-detach has seen many recent upgrades on all three finished levels. As you enter the home you are greeted with a bright and airy layout, natural light compliments the well-thought-out main level design, featuring a comfortable living room with a heat pump, modern kitchen, dining nook, tiled foyer, and a generous powder room. The kitchen includes ungraded 4 stainless steel appliances, a single basin sink and countertops. Access to the newly constructed south-facing private back deck which overlooks the surrounding area. Take note of the warm

hardwood floors throughout the main, as well as the upgraded hardwood floors on the upper level and staircase which highlight the charm and quality of this home. Upstairs, you are greeted with a well-appointed primary bedroom showcasing a walk-in closet and a full ensuite bath with jetted tub and tile surround. Two additional bedrooms and the 4-piece bath complete the upper level. The fully finished walkout basement with updated flooring features a 4th bedroom/flex space, remodeled bath/laundry room and a spacious rec room with large patio doors leading to the backyard that becomes secluded with greenery. The home has great curb appeal with a stone accent exterior and a repaved driveway. Located a few minutes drive to Bayer's Lake or downtown Halifax. Explore the trails in the nearby Long Lake Provincial Park, Hali Pond Park and the Chain of Lakes trails. Move in and enjoy living in this family-friendly neighbourhood.

Specifications

MLS [®] Number	202404093
Class	Residential
Type	Single Family
Bedrooms	4
Bathrooms (full/half)	2/2
Main Living Area	1,335 sq. ft.
Total Living Area	1,962 sq. ft.
Age	17 years old
Parking	Paved, level
Flooring	Carpet,Ceramic,Hardwood,Laminate,Porcelain
Heating	Baseboard,Heat Pump -Ductless,Hot Water
Fuel Type	Electric,Oil
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Foyer	5'7 x 5'9
Living Room	14'1 x 16'10
Kitchen	10'5 x 11'0
Dining Room	7'11 x 11'0
Bath 1	2 piece

2nd Level

Primary Bedroom	13'8 x 12'0
Ensuite Bath 1	4 piece
OTHER	walk-in closet 6'3 x 4'9
Bedroom	13'5 x 9'7
Bedroom	11'6 x 8'9
Bath 2	4 piece

Lower Level

Bedroom	11' x 8'
Family Room	22'8 x 10'3
Bath 3	2 piece
Laundry	10'3 x 8'11 combo
Utility	8'1 x 5'10

Income Information

Rental Income	Potential
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Location



Photos





