

Fairview

33 Frederick Avenue

\$599,900



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Description

Investment Opportunity in Thriving Fairview! This charming 2-unit duplex is nestled in the heart of Fairview, a vibrant and growing community in Halifax. Each spacious 1,000 sq ft flat offers 2 bedrooms and the convenience of in-suite laundry. Upper Unit: Completely renovated with modern finishes and stylish touches, this unit is move-in ready and sure to impress. Lower Unit: Features durable laminate flooring throughout, providing a comfortable and easy-to-maintain living space. Outdoor Oasis: Enjoy a large, private lot – perfect for gardening, entertaining, or simply relaxing in the fresh air. Prime Location: This duplex is ideally situated

within walking distance to all amenities, including shops, restaurants, parks, and public transportation. Easy access to downtown Halifax and major highways. Ideal for owner-occupiers or investors! Live in one unit and rent out the other to help with the mortgage, or generate rental income from both units.

Specifications

MLS [®] Number	202427875
Class	Residential
Type	Duplex
Bedrooms	4
Bathrooms (full/half)	2/0
Main Living Area	2,236 sq. ft.
Total Living Area	2,236 sq. ft.
Age	40 years old
Parking	Parking space on both sides of the building
Flooring	Laminate
Heating	Baseboard
Fuel Type	Electric
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Living Room	15.1x13.8
Dining Nook	9'2x9'11

Kitchen	7'4x9'11
Bath 1	6'11x6'9
Primary Bedroom	12'1x12'5
Bedroom	11'1x10'5

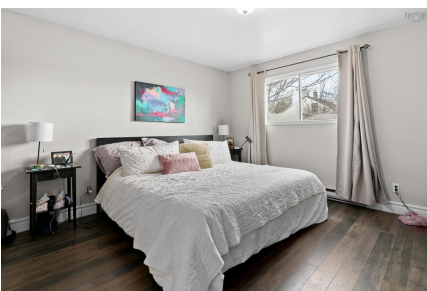
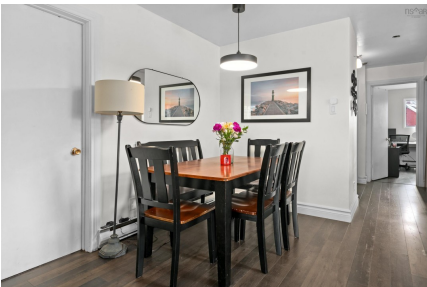
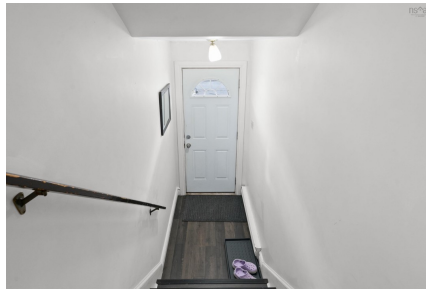
2nd Level

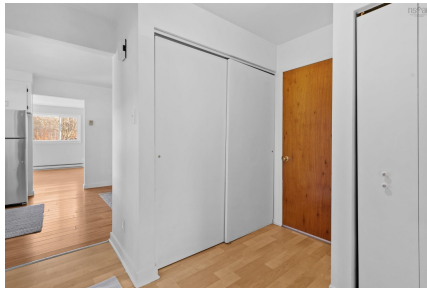
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Location



Photos





33 Frederick Ave, Halifax, NS



Unit 2 Bed Room - Center Area 1134.27 sq ft
Interior Area 1102.81 sq ft



PROJ#422-2019-039

When signed or stamped from the Registrar, this plan shall be deemed to be a true and correct copy of the original plan as submitted to the Registrar.

33 Frederick Ave, Halifax, NS



Unit 1 Main - Center Area 1131.24 sq ft
Interior Area 1089.09 sq ft



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