

Spryfield

42 Auburn Avenue

\$499,900



Dawn Dauphinee, FRI

Domus Listing Agent

dawn@domus.ca

902-209-3506

Description

Nestled in a sought-after neighborhood just moments from Halifax, this delightful 3-bedroom, story-and-a-half home offers an ideal blend of comfort and style. Inside, you'll find a cozy living space with a warm fireplace, perfect for relaxing evenings. The upgraded kitchen features modern appliances and plenty of counter space, sure to please any chef. A spacious rec room downstairs is perfect for entertaining or unwinding. Enjoy the private, fenced backyard or take in stunning Halifax views from the front deck. Located in a fantastic school district, this home is perfect for young families or couples seeking convenience and community. Don't miss this

wonderful opportunity!

Specifications

| | |
|-------------------------|--|
| MLS [®] Number | 202508603 |
| Class | Residential |
| Type | Single Family |
| Bedrooms | 3 |
| Bathrooms (full/half) | 1/0 |
| Main Living Area | 1,075 sq. ft. |
| Total Living Area | 1,616 sq. ft. |
| Age | 70 years old |
| Parking | Parking for 3 cars |
| Garage | none |
| Flooring | Hardwood,Laminate,Tile |
| Heating | Forced Air,Furnace,Heat Pump -Ductless |
| Fuel Type | Oil |
| Water Source | Municipal |
| Sewage Disposal | Municipal |

Room Sizes

Main Floor

| | |
|-------------|----------|
| Kitchen | 12'10x13 |
| Living Room | 12'10x13 |
| Dining Room | 9'5x11'8 |
| Bedroom | 9'8x8 |

| | |
|--------------------|-----------------|
| Bath 1 | 5x6'2 |
| <u>2nd Level</u> | |
| Bedroom | 10x12'8 |
| Bedroom | 12'6x11'3 |
| <u>Lower Level</u> | |
| Rec Room | 25x26 less jogs |

Income Information

| | |
|---------------|-----------|
| Rental Income | Potential |
|---------------|-----------|

Location



Photos







