

Armdale/Purcell's Cove/Herring Cove

## 25 Winchester Avenue

\$639,900



### Jeremy Snider, FRI

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## Description

Tucked away on a quiet, tree-lined street just minutes from the vibrant heart of downtown Halifax, this charming 3-bedroom, 2-bathroom residence sits on a large fully fenced in 10,000+ sq/ft lot. The freshly painted blue exterior, new roof, and stone-accented foundation give it a standout presence with timeless character. Step inside to a bright, sun-filled interior that has been thoughtfully updated while maintaining its warmth and charm. The main floor features a welcoming living room which opens to the formal dining area, the well-appointed kitchen with sleek black appliances, trendy white-washed cabinetry, open shelving, and a built-

in office nook leads to the spacious back deck—complete with outdoor speakers, outdoor TV—overlooking a deep, private backyard with mature trees. It’s the perfect setting for summer gatherings or quiet evenings under the stars. Upstairs, you’ll find three inviting bedrooms, including a sun-drenched primary, along with a full family bath featuring a relaxing jetted tub. Additional character and functionality come in the form of built-in cabinets, ample closets, and bonus attic storage. The lower level offers great versatility with a second full bathroom, laundry area, and a cozy office or den—easily adaptable into a fourth bedroom—plus a generous rec room with walk-out access to the backyard. Enjoy the recently renovated wired garage a perfect lounge area with friends or family or ample space for tools and toys. This is truly your country-style retreat in the city, just a short stroll from Chocolate Lake Park and Beach, scenic trails, and other neighborhood amenities.

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## Specifications

MLS <sup>®</sup> Number	202513239
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	2/0
Main Living Area	1,244 sq. ft.
Total Living Area	1,800 sq. ft.
Age	85 years old
Parking	Multiple
Garage	Detached garage
Flooring	Ceramic,Hardwood,Laminate,Vinyl
Heating	Radiator
Fuel Type	Electric,Oil
Water Source	Municipal
Sewage Disposal	Municipal

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## Room Sizes

### Main Floor

Foyer	7.9 X 5.4
Living Room	12.2 X 14.6
Dining Room	9.6 X 12.2
Kitchen	12.8 X 11.9
Mud Room	4.9 X 4.9

### 2nd Level

Bedroom	8.4 X 10.8
Bedroom	12 X 10.6
Primary Bedroom	10.9X11.8
Bath 1	7.5 X 7.7

### Basement

Living Room	18.9 X 9.1
Den/Office	10.6X10.8
Laundry/Bath	10.7 X 6.3

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## Income Information

Rental Income	Potential
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# Location





# Photos









