

Armdale/Purcell's Cove/Herring Cove

17 Balcomes Drive

\$469,900



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Description

Cottage Charm in the Heart of the City, steps from Chocolate Lake. This delightful home is the epitome of "cottage in the city" living – with modern updates like ducted cooling and heating. Full of rustic charm, warmth, and character, yet just minutes from downtown Halifax. Nestled beside the serene shores of Chocolate Lake and within the sought-after Springvale school district, this property offers the perfect blend of tranquility and convenience. Step inside and be greeted by a bright, sun-soaked front porch – an ideal spot to enjoy your morning coffee or unwind with a good book. The main floor features a functional and flowing layout with

beautiful hardwood floors that carry through the open-concept living and family rooms, right into the dining area. The home exudes a cozy, rustic ambiance with charming older features that create a warm and inviting atmosphere. The kitchen, while simple in style, is well-sized and thoughtfully tucked away with access from both the dining and living areas – perfect for entertaining. You'll appreciate the ample cabinetry and counter space, offering functionality without fuss. At the back of the home, a convenient mudroom and laundry area offer extra practicality, leading out to a backyard oasis that truly feels like a retreat from city life. Fully fenced, landscaped, and private, the yard features a patio and second stone seating area – perfect for hosting, relaxing, or enjoying a quiet evening outdoors. A standout feature is the impressive shed, previously used as a seasonal gym or creative workspace. Upstairs, you'll find a spacious primary bedroom, a generous second bedroom, and a large full bath complete with a soaker tub, stand-up shower, and excellent storage space. With immediate access to Rails to Trails, Chocolate Lake just around the corner, and downtown Halifax only minutes away, this unique home offers the best of both worlds – peaceful cottage vibes with the perks of city living.

Specifications

MLS [®] Number	202525332
Class	Residential
Type	Single Family
Bedrooms	2
Bathrooms (full/half)	1/0
Main Living Area	1,042 sq. ft.
Total Living Area	1,042 sq. ft.
Age	87 years old
Parking	Multiple
Garage	none
Flooring	Ceramic,Hardwood,Laminate,Vinyl

Heating	Ducted Cooling,Forced Air,Heat Pump -Ducted
Fuel Type	Electric,Oil
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Sun Room	15'11"X5'4"
Living Room	14'10X10'2"
Family Room	8'10"X10'2"
Dining Room	9'6"X9'3"
Kitchen	9'6"X11'8"
Mud Room	5'6"X10'5"

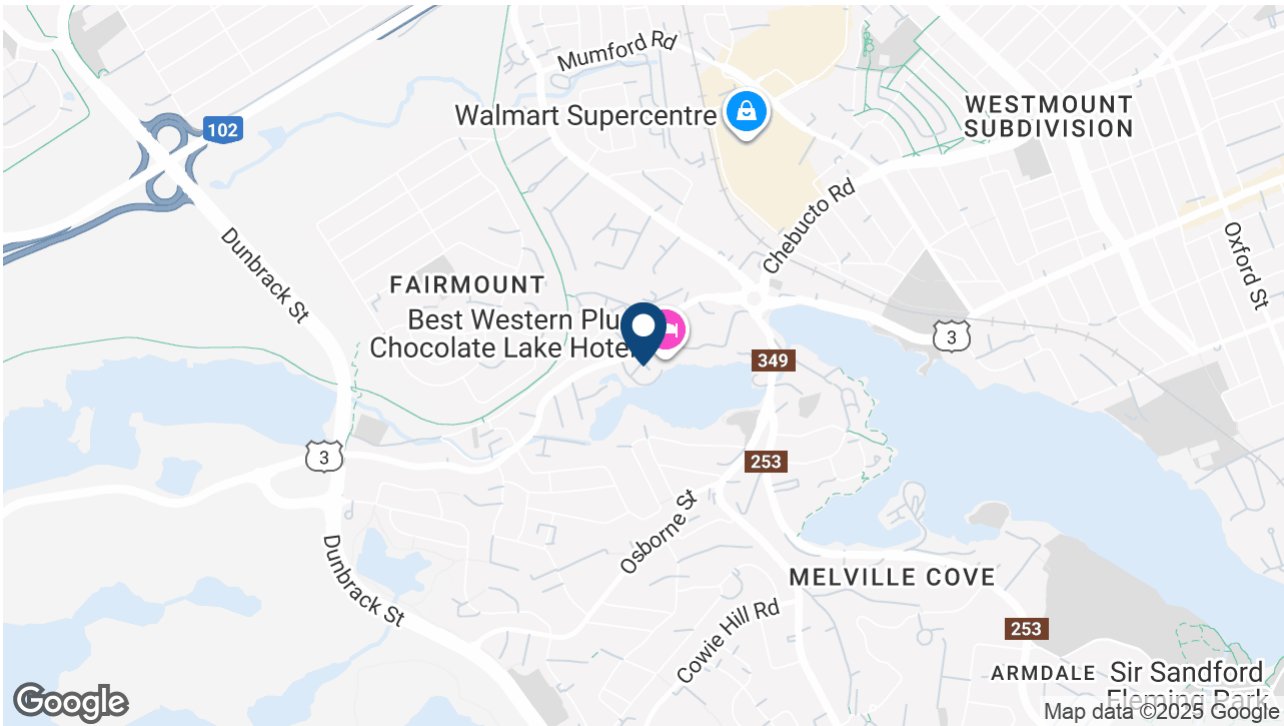
2nd Level

Primary Bedroom	15'11"X8'
Bedroom	11'11"X9'3"
Bath 1	7'9"X8'+jogs

Income Information

Rental Income	Potential
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Location



Photos





