

Spryfield

## 13 Trout Run

\$585,000



### Jeremy Snider, FRI

Domus Listing Agent

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## Description

Beautifully maintained 3-bedroom, 4-bath semi-detached home with three finished levels and attached garage. Ideally located within a family-oriented neighbourhood, close to walking trails, parks, schools, and Peninsula Halifax. The main level offers exceptional flexibility with a spacious den and full four-piece bath. This area can easily convert into a large fourth bedroom with its own ensuite, making it perfect for guests, extended family, a private home office, or a family den. The second level features a bright, open-concept living and dining area with an ideal layout for comfortable everyday living and entertaining. It includes a spacious kitchen complete

with an eat-at island, stainless steel appliances, and patio access to a private deck with stairs leading down to the landscaped backyard. Upstairs you will find a generous primary bedroom with a 5-piece ensuite, two additional well-sized bedrooms, and a full 4-piece bath. Equipped with two heat pumps for efficient heating and cooling, this home offers comfort, functionality, and versatility in a highly desirable location.

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## Specifications

MLS <sup>®</sup> Number	202603066
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	3/1
Main Living Area	2,320 sq. ft.
Total Living Area	2,320 sq. ft.
Age	4 years old
Parking	Multiple
Garage	Attached Heated
Flooring	Carpet,Ceramic,Laminate,Tile
Heating	Baseboard,Heat Pump -Ductless,Ductless Cooling
Fuel Type	Electric
Water Source	Municipal
Sewage Disposal	Municipal

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## Room Sizes

Main Floor

Foyer	
Living Room	17'10"X14'9"
Bath 1	8'8"X4'3"
Utility	
Storage	

#### 2nd Level

Family Room	11'4"X15'9"
Dining Room	7'9"X15'9"
Bath 2	6'X5'11"
Kitchen	18'9"X15'9"

#### 3rd Level

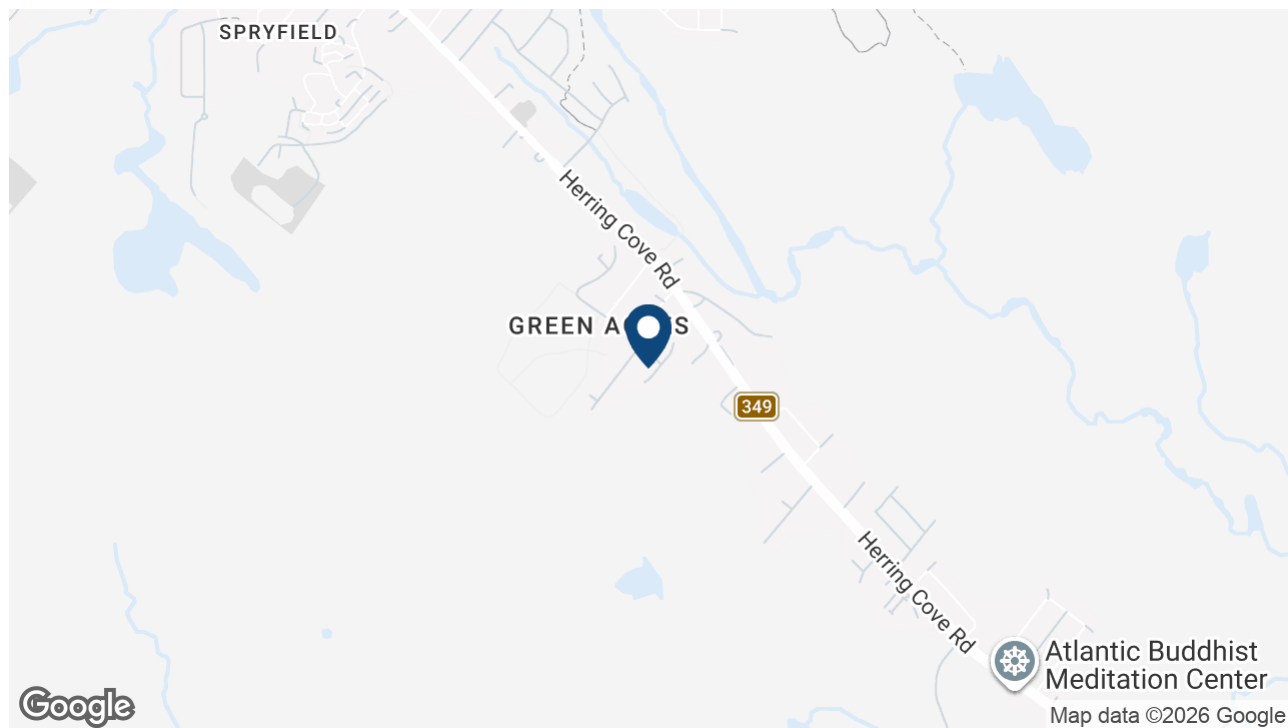
Primary Bedroom	13'11"X10'11"
Ensuite Bath 1	5'5"X8'8"
Bath 4	5'5"X8'8"
Bedroom	9'2"X11'9"
Bedroom	9'2"X11'9"
Laundry	

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## Income Information

Rental Income	Potential
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# Location





# Photos

