

Halifax West

6484 Roslyn Road

\$599,900



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Description

Welcome to this beautifully updated bungalow, perfectly situated in the desirable West End. This rare find combines classic neighborhood charm with the bright, open-concept living modern buyers crave, and now includes the year-round comfort of a ducted heat pump. The main floor features a seamless, open-concept design, making it perfect for both entertaining and comfortable daily life. It offers comfortable family accommodation with three bedrooms and a convenient 1.5 bathrooms. An incredible, oversized addition provides year-round enjoyment: a massive sun room that doubles as a highly practical mud room with ample

storage—a true bonus space. Outside, you can enjoy a fully fenced backyard, offering a safe and private space for children, pets, or summer gatherings. The home also presents a great opportunity to customize with a partially finished basement, ready for immediate use or future development into significant extra living space. Experience the best of bungalow living with the modern updates you desire, plus the efficiency and comfort of a ducted heat pump. Close to amenities, parks, and easy access to transit, this home is truly ready for you to move in and enjoy.

Specifications

MLS [®] Number	202605514
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	1/1
Main Living Area	1,096 sq. ft.
Total Living Area	1,289 sq. ft.
Age	86 years old
Parking	Parking for a few cars (tandem)
Garage	None
Flooring	Hardwood,Tile
Heating	Heat Pump -Ducted
Fuel Type	Electric
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Kitchen	9'4x13'6+3'4
Living Room	15'6x12'2
Dining Nook	8'1x7'8
Primary Bedroom	9'8x11'2
Bedroom	8'4x10
Bedroom	8x11'3
Bath 1	4'10x10
Bath 2	2'10x5'4

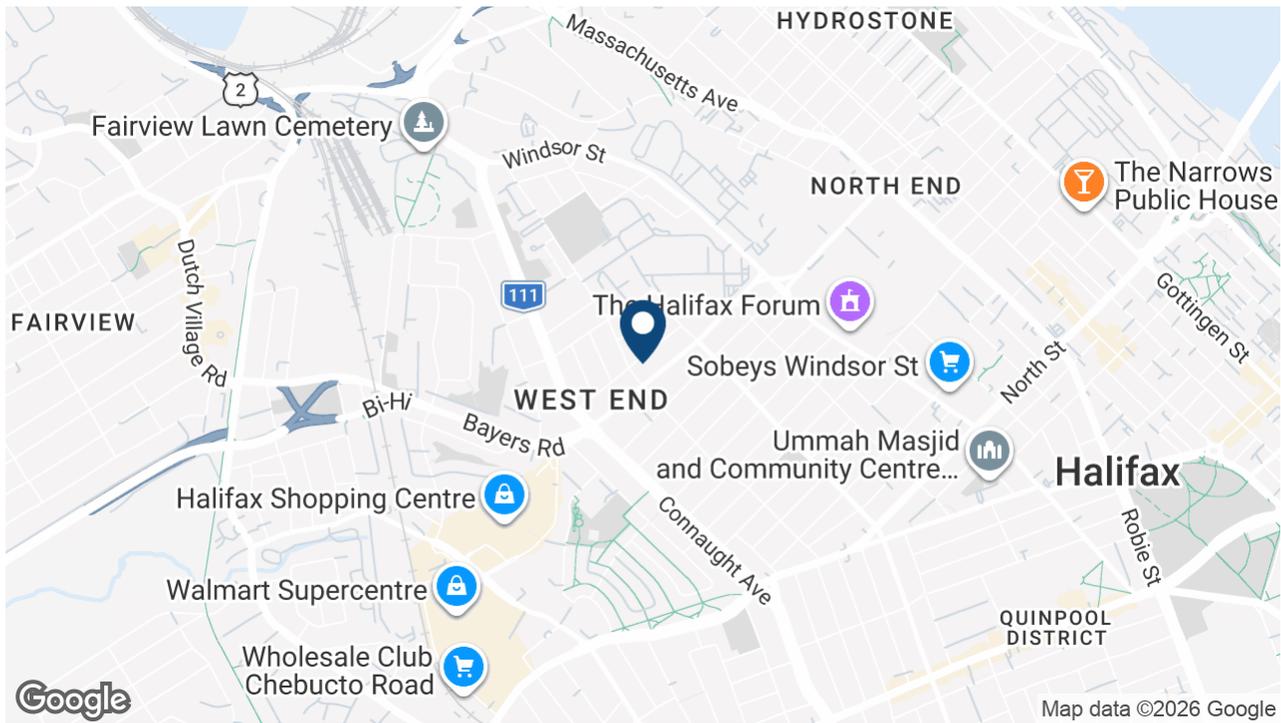
Lower Level

Rec Room	14'9x12'9
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Income Information

Rental Income	Potential
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Location



Photos





