

Halifax West

2434 Connaught Avenue

\$868,000



Ernie Buote, FRI

Domus Listing Agent
ernieb@domus.ns.ca
902-499-3041

Description

This spacious west-facing home, located in the desirable Tupper School District, offers the perfect blend of sunlight, privacy, and opportunity to enjoy your own backyard oasis — complete with a potting shed, greenhouse, workshop, decking and inviting outdoor spaces. Tucked away on a picturesque, tree-lined boulevard, this home offers exceptional convenience in one of the city's most sought-after neighborhoods. The main floor unfolds with generous living spaces, including a fresh new kitchen with hard surface counters, center island and breakfast bar. The adjoining dining room is perfectly sized for family gatherings, while the

expansive living room, anchored by a classic wood-burning fireplace and main floor family room, invite cozy evenings and relaxed entertaining. All of this within easy walking distance of Larry O'Connell Park, Saunders Park and Quinpool Road shops, restaurants and services.

Specifications

MLS [®] Number	202612414
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	2/1
Main Living Area	1,784 sq. ft.
Total Living Area	2,599 sq. ft.
Age	86 years old
Parking	driveway
Garage	Large two level workshop 20 x 16
Flooring	Ceramic,Hardwood,Laminate
Heating	Baseboard,Fireplace,Furnace,Heat Pump -Ductless,Hot Water
Fuel Type	Electric,Oil,Wood
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Living Room	16.6 X 12.11
Dining Room	11 X 11.9
Kitchen	18.7 X 12.5
Foyer	10.11 X 9.8
Family Room	31 X 14.11
Mud Room	8.2 X 6.9
Bath 1	2.10 x 5.8

2nd Level

Primary Bedroom	12.4 x 11
Bath 2	8.4 x 5.10
Bedroom	12.4 X 9.9
Bedroom	11.6 X 7.7

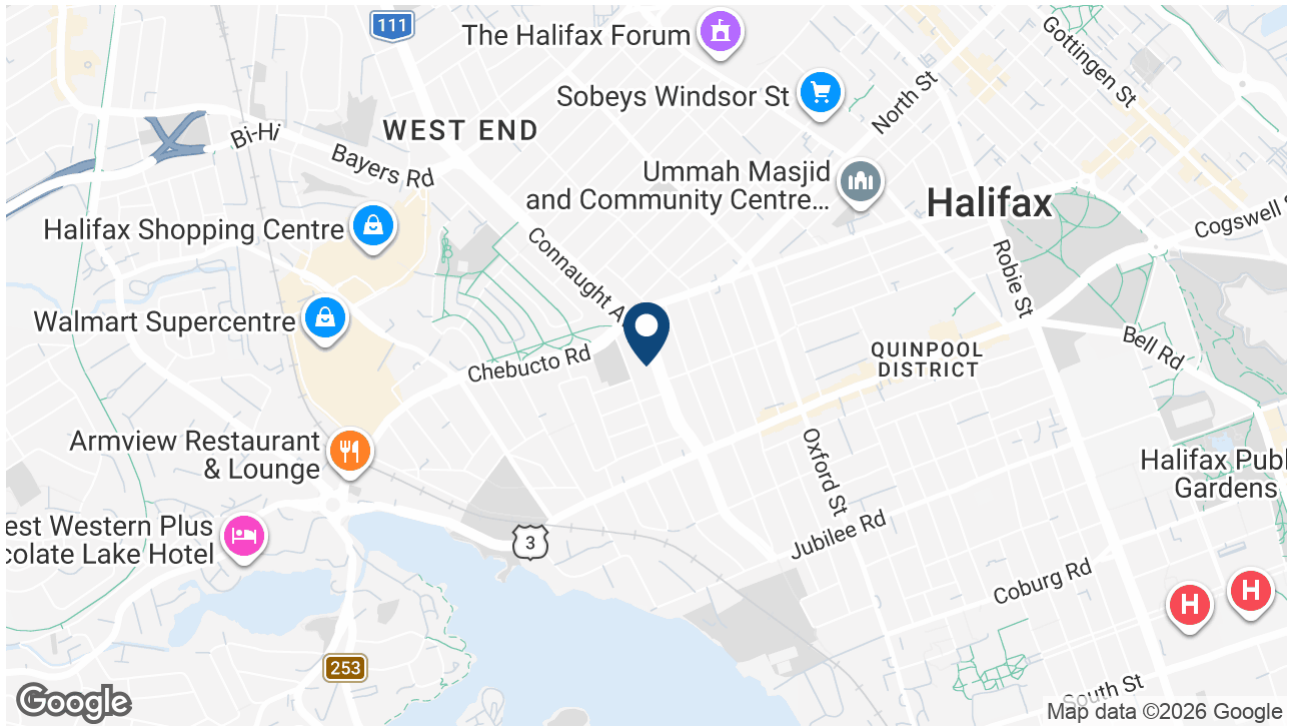
Basement

Rec Room	25.7 X 14
Bath 3	6.8 X 4.8
Storage	15 X 13

Income Information

Rental Income	No
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Location



Photos



