

Armdale/Purcell's Cove/Herring Cove

10 Braeburn Road

\$630,000



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Description

Tucked just off the Halifax Peninsula in the sought-after Armdale neighbourhood, this warm and character-filled home offers a rare balance of a peaceful, almost country-like setting with the city on your doorstep. Nearby amenities abound: the Armdale Yacht Club, Regatta Point's oceanside walking trails, Chocolate Lake recreation facilities, including tennis and basketball courts, a rec centre, and beach access to the city's premiere swimming lake, a yoga studio, and local restaurants, this is a lifestyle location through and through. Set on an expansive, fully fenced double lot, the property offers exceptional outdoor space, whether you're gardening,

entertaining, or enjoying a quiet morning coffee on the porch. The additional parcel opens the door to future possibilities while enhancing privacy and green space today. Inside, the home blends timeless charm with thoughtful updates. The remodelled kitchen is both stylish and functional, with direct access to the BBQ deck. The main level flows comfortably between living and dining spaces, anchored by a cosy Vermont Castings woodstove that adds warmth and character on cooler evenings. A second living room offers the option of becoming a main floor bedroom with a full en suite bathroom, or keep it as a space to gather for family movie or game nights and entertaining. Upstairs, you'll find three inviting bedrooms and a full bath. The layout offers versatility with the option for main floor laundry or a dedicated laundry area in the basement, whichever suits your lifestyle best. The lower level provides valuable bonus space, including a workshop area ideal for hobbyists, storage, or creative projects, plus a small attached garage. With its unique combination of location, land, and livability, this Armdale gem offers something increasingly hard to find: a peaceful retreat just minutes from the heart of Halifax.

Specifications

MLS [®] Number	202625090
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	2/0
Main Living Area	1,552 sq. ft.
Total Living Area	1,552 sq. ft.
Age	112 years old
Parking	space for multiple vehicles in the driveway
Garage	attached single (low ceiling)
Flooring	Laminate,Tile
Heating	Baseboard,Stove
Fuel Type	Electric,Wood

Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Kitchen	13'3x10'4
Family Room	12'8x14'11
Foyer	11'2x4'8
Living Room	15'2x13'4-jog
Dining Room	9'8x13'
Bath 1	4'3x9'11
Utility	9'5x4'7

2nd Level

Primary Bedroom	13'2x10'11
Bedroom	11'3x13'1-jog
Bedroom	9'7x8'2
Bath 2	6'3x7'6
Upstairs Hallway	

Basement

Sun Room	24'8x19'11
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Location



Photos





