

This 3-bedroom 1.5 bath home is great Location. ER2 Zoning!



2459 Davison Street, Halifax, NS, B3K 4J9

Offered at \$699,900

This property is ER2 zoning with several possibilities for re-development (agents refer to the documents tab). Loads of potential for additions including a garage, apartments, etc. Situated on a lovely lot and in a prime location in the heart of the city, this home is within walking distance to the Halifax Commons, Universities, hospitals and the downtown core. Beautifully renovated throughout, freshly painted and an Ondura Roofing System with Skylights (2017). There is a 40amp Level 2 Car Charger included as well. Carpet free throughout, the main floor features a spacious living room/dining room combination with a heat pump, a kitchen with plenty of cupboard and counter space and all appliances included and the main floor powder room completes this level. The primary bedroom with patio doors leading to a private deck, 2 additional bedrooms and full bath (with in floor heating) are located on the second level. The basement with walkout contains the laundry room and plenty of added storage. Large deck off the dining room overlooks the fenced in backyard. Don't miss out on this one. The possibilities are endless! Brochure:

https://drive.google.com/file/d/1NgKBGFz3s5_db67w0Aqk2WnG_SCHyk6y/view?usp=sharing Feature Sheets:

<https://drive.google.com/file/d/12AkhZx6V9ZWENphbGu8E2Trl5R04HPfI/view?usp=sharing>

3 Bedrooms

2 Bathrooms

1,171 sqft

3,320 sq. ft. (lot size)

Built: 1936



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