

wo-unit character duplex in Halifax's West End, steps to Halifax Shopping Centre. ER-3 zoning adds development potential.



6312 Chebucto Road, Halifax, NS, B3L 1K8

Offered at \$840,000

Investment opportunity in Halifax's West End! This two-unit, over-and-under property sits just steps from Halifax Shopping Centre, Walmart, grocery stores, restaurants, parks, and major transit routes. The upper unit offers 2 bedrooms, a full bath, and a kitchen, with wide pine plank flooring and character throughout, plus a large deck overlooking the fenced rear yard and shed. The main floor unit features one bedroom, a bright, spacious eat-in kitchen, a generous living room, and its own walk-out to a rear deck overlooking the yard. Two Roth hot water tanks and two power meters make this a practical hold for investors, or a smart way to live in one unit while renting the other. ER-3 zoning adds long-term flexibility, with potential for future development (buyer to verify with HRM). Minutes to the Peninsula, downtown, and key commuter routes. A rare find in a sought-after location ? book your showing today!

4 Bedrooms

2 Bathrooms

Unknown sqft sqft

3,099 sq. ft. (lot size)

Built: 1906



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