

## 78 Caledonia



File# 229

### One Acre City Property!

**\$219,900.00 CAD**

Investors take note! This property is just under 1 acre! R-2 zoned, level landscaped lot ready to subdivide if you wish (subject to HRM approval). Less than 10 min. from the Halifax bridges, this older home is quaint featuring 3 bedrooms & 1 bath on the main level, large open living/dining area, nice size kitchen & separate laundry. Back door to deck and a single detached garage. Buy it for investment property, rent out the house, build another. So much potential. Walking distance to Junior High, Beazley Field Complex & Ball Field. Upgrades; Oil tank 2 years, HW tank, 2 years, upgraded electrical panel.

#### Listing Agent

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Interested parties are encouraged to seek independent verification of facts presented herein.

#### Property Highlights

Age ±: 64

Lot Size: 41,915 Sq. Ft.

Dimensions: 40 x 24

Zoning: R2

Assessment: 189300

Taxes:

Style: Bungalow

Bedrooms: 3

Bathrooms: 1

Flooring: Laminate, Vinyl

Heating: Forced Air, Oil

Water: Municipal

Sewer: Municipal

Parking:

Garage: Detached Single