

# **\$459,900 - 3 Lawnsdale Drive, Dartmouth**

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MLS® #202109712

**\$459,900**

3 Bedroom, 2.00 Bathroom, 1,887 sqft

Residential on 0.12 Acres

13-A, Dartmouth, NS

Welcome to 3 Lawnsdale Drive, in the friendly, centrally located neighbourhood of Crichton Park. Ceramic tile and hardwood floors greet you in this light-filled 3 bedroom, 2 full bath home. The spacious, sunny kitchen with a built in pantry has ample room for a large dining table, allowing the separate dining room to be used as an office, den or library. Pocket doors close between the living room and dining room, inviting privacy and quiet. The nursery on the second floor could also be used as an office or cozy den. The large rectangular rec room in the lower level is perfect for growing families and has potential for creating a fourth bedroom or media space. This level also features a large laundry room and furnace (Natural Gas) room with plenty of work space and storage for sports equipment, tools and seasonal items. The back walk out leads to a contained backyard that has southern exposure - perfect for gardening and entertaining. External storage is available in the shed near the back of the property. This home is close to all amenities - bus routes, elementary/junior/senior high schools, a shopping mall and grocery stores. Lake Banook, Sullivans Pond, Shubie Park and downtown shops and restaurants are just a short walk away. Commuting to Halifax? Start and end your day with a walk to and from the ferry. When we begin to explore again, you will be less than 20 minutes to the airport. Book a viewing today!



Built in 1958

## Essential Information

MLS® #	202109712
Price	\$459,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,887
Acres	0.12
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	3 Lawnsdale Drive
Area	Halifax - Dartmouth
District	13-Crichton Park, Albro Lake
Sub-District	13-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 2N1

## Amenities

Utilities	Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Other, None
Parking	Paved

## Interior

Interior Features	High Speed Internet
Appliances	Electric Oven, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator
Heating	Forced Air, Furnace
Fireplace	Yes
Fireplaces	Electric
# of Stories	1
Stories	One and One Half

Has Basement	Yes
Basement	Partial

### **Exterior**

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

### **School Information**

Elementary	Crichton Park Elementary School
Middle	Bicentennial School
High	Dartmouth High School

### **Additional Information**

Zoning	R1
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### **Listing Details**

Listing Office	Royal LePage Anchor Realty
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