

# \$489,000 - 9 Lawson Avenue, Dartmouth

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MLS® #202215100

**\$489,000**

4 Bedroom, 2.00 Bathroom, 2,058 sqft

Residential on 0.17 Acres

17-A, Dartmouth, NS

If you are looking for the perfect home in a great family neighborhood close to all amenities that you will ever need, then you have found it! Welcome to 9 Lawson Avenue!

This is your chance to own a fantastic fully renovated bungalow with renovated lower level in the sought-after community of Woodlawn.

This charming freshly renovated 4 bedroom, 2 full bathroom home, has approximately 2,000 sqft. of total living space on 2 levels with a fantastic beautifully landscaped front and rear yard perfect for outside entertainment and fun.

This is an amazing home anyone will enjoy visiting. Bright, clean, and warm with newly renovated features such as a new switches/plus, new modern light fixtures, new trim and baseboards throughout, fully freshly painted, new laminate flooring and refreshed hardwood floors on the main level. This home has been fully renovated from top to bottom. The property also features a brand new roof on the house and the detached garage, new front step and a gorgeous new 12'x16' rear deck. The house now offers an open concept living, dining and kitchen area with lots of natural lighting. Additionally you will now find a larger fourth bedroom in the lower level with a large closet. The lower level also features a newly renovated rec/family room, new 4 piece bathroom with a gorgeous bath/shower insert, laundry and lots of space for storage. This property is walking distance to all amenities as well as great schools, recreational facilities, ball/sport fields,



daycares, parks/lakes, retail and school/city bus routes. Less than 10 minutes away is Dartmouth Crossing, the Dartmouth Ferry Terminal, beautiful downtown Dartmouth. You will absolutely fall in love with this freshly renovated home. Nothing to do but to move in, relax and call this one your new home. Call today to view. Don't miss this opportunity!

Built in 1964

### **Essential Information**

MLS® #	202215100
Price	\$489,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,058
Acres	0.17
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 26th, 2023

### **Community Information**

Address	9 Lawson Avenue
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2W 2Y9

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1

Parking	Detached, Single, Wired, Concrete
# of Garages	1

### **Interior**

Interior Features	High Speed Internet
Appliances	Dishwasher, Microwave, Range Hood
Heating	Baseboard, Forced Air, Furnace
Has Basement	Yes
Basement	Finished

### **Exterior**

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Brookhouse Elementary School
Middle	Ellenvale Junior High School
High	Woodlawn High

### **Additional Information**

Zoning	R-1 - RESIDENTIAL LOW DENSITY
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### **Listing Details**

Listing Office	Sutton Group Professional Realty
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