

# \$445,000 - 199 Caledonia Road, Dartmouth

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MLS® #202221257

**\$445,000**

3 Bedroom, 2.50 Bathroom, 2,081 sqft

Residential on 0.11 Acres

14-A, Dartmouth, NS

Welcome to 199 Caledonia Road! Get ready to turn the key and enjoy! This move-in ready, 3-bedroom raised bungalow is located in a great area of Dartmouth, close to all amenities, including near both French and English Schools, restaurants, public transportation and within walking distance to NSCC campus. As you approach this home, you'll notice beyond a wide and smooth driveway, the newly stained, large front porch where you can enjoy the afternoon sun and take in the great view! Just under the porch is a built-in spacious storage shed that can easily fit all of your outdoor tools and supplies. Upon entering the house, you will see the open concept main floor with a spacious living room, dining room and kitchen, which is ideal for family gatherings or entertaining friends. The designer kitchen also features quartz countertops, a centre island, plenty of cabinets as well as stainless steel appliances. The dining room has patio doors that lead to a large, freshly stained back deck that showcases the morning sun and bucolic suburban views. The main floor of the house also has a spacious primary bedroom with an ensuite, another large bedroom, a powder room and laundry area. The lower level features an additional third bedroom with a large walk-in closet, a full bathroom, a spacious rec room, and a flex room which is currently being used as an at-home office. For those with an investor mindset, this level could easily be converted to a secondary suite with



its own walkout entrance. Upgrades include an additional heat pump to the bottom floor, a fully fenced back yard (already set for a pup!), designer vertical blinds for the sliding glass doors, and ceiling fans in the upstairs bedrooms. A must-add to your viewing list!

Built in 2017

### **Essential Information**

MLS® #	202221257
Price	\$445,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,081
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 25th, 2022

### **Community Information**

Address	199 Caledonia Road
Area	Halifax - Dartmouth
District	14-Dartmouth Montebello, Port Wallace, Keystone
Sub-District	14-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2X 1L5

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Paved

## Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Finished, Walk-Out Access

## Exterior

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

## School Information

Elementary	Ian Forsyth Elementary School
Middle	Caledonia Junior High School
High	Woodlawn High

## Additional Information

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

Listing Office	Royal LePage Atlantic
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