

# \$549,900 - 17 Kingston Crescent, Dartmouth

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MLS® #202223653

**\$549,900**

4 Bedroom, 1.50 Bathroom, 1,609 sqft

Residential

13-A, Dartmouth, NS

Located in the heart of Crichton Park, one of the most exclusive neighbourhoods in Dartmouth, this amazing opportunity sits on a lovely quiet street. The very definition of a community, walking distance to top-notch elementary, junior high & high schools, shopping, transit, highways, and everything you could want, this home is mostly original, but built solid with a bone dry basement and ready to be turned into the home of your dreams. At a full 2-storeys with attached heated garage, this house is bigger than many of the other homes in the neighbourhood. The home hasn't seen many updates in recent years, but represents a blank canvas and excellent starting point to customize the home you've been looking for. Classic hardwood floors throughout, abundant natural light both in the morning and the afternoon, amazing neighbours and true sense of community, a massive footprint sets the stage. The basement is dry, solid and clean, presenting the perfect opportunity to convert the space into an additional playroom, recroom or even an inlaw suite for added income and stability, with an egress-sized window cutout and plumbing in place. As it is unfinished, you can see the solid construction for yourself... they don't build 'em like this anymore! The four bedrooms upstairs are bright, spacious and cozy. The bathrooms are functional and clean. The eat-in kitchen provides an enormous bright space with abundant natural light, a walkout into the backyard, and half-bath. The



space is dated, but provides the perfect canvas to turn it into the kitchen of your dreams. The backyard is enormous and fenced in on 3 sides, with access to the heated garage, mature trees and afternoon sun. The front yard is also quite large, with morning sun and a beautiful patio for enjoying your coffee and watching the neighbours go by. This is the ultimate family location. This house must be seen to be fully appreciated and represents exceptional value and opportunity to build equity and memories.

Built in 1966

### Essential Information

MLS® #	202223653
Price	\$549,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,609
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 2nd, 2023

### Community Information

Address	17 Kingston Crescent
Area	Halifax - Dartmouth
District	13-Crichton Park, Albro Lake
Sub-District	13-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 2L9

### Amenities

Utilities	Electricity Connected, Phone Connected
Parking	Attached

## Interior

Interior Features	High Speed Internet
Appliances	Water Heater, Electric Oven, Dishwasher, Dryer, Washer
Heating	Forced Air
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

## School Information

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

## Additional Information

Zoning	ER-1
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## Listing Details

Listing Office	Air Realty Limited
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