

# \$449,900 - 44 Wildwood Boulevard, Dartmouth

MLS® #202224260

**\$449,900**

4 Bedroom, 2.50 Bathroom, 2,100 sqft

Residential on 0.19 Acres

17-C, Dartmouth, NS

Steps from the serenity of Cranberry Lake, this home is located in a desirable Dartmouth neighbourhood nearby shopping, trails and great schools. This well maintained family home offers a custom kitchen with stainless steel appliances, a spacious floor plan and a whole home ducted heat pump. Huge windows offer gorgeous views and drench the living space in natural light. Youâ€™ll love the unique design of this home, the brick fireplace in the main living space and the renovated ensuite bathroom. Enjoy the many benefits of living near the lake - kayaking in the summer, skating in the winter and peaceful walks on the trail that loops around it. Take comfort in a new roof, windows, doors and hot water tank.



Built in 1969

## Essential Information

MLS® #	202224260
Price	\$449,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	0.19
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Date Sold	December 7th, 2022

### Community Information

Address	44 Wildwood Boulevard
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-C
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2W 2L8

### Amenities

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

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Ductless, No Heating/Cooling
Cooling	No Heating/Cooling
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s)
Stories	Side Split
Has Basement	Yes
Basement	Finished, Walk-Out Access

### Exterior

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

### School Information

Elementary	Mount Edward Elementary School
Middle	Eric Graves Memorial Junior High School

## **Additional Information**

Zoning R-1 - RESIDENTIAL LOW DENSITY

## **Listing Details**

Listing Office EXP Realty of Canada Inc.

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