

# \$450,000 - 7 Memorial Drive, Westphal

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MLS® #202227159

**\$450,000**

3 Bedroom, 2.00 Bathroom, 2,390 sqft

Residential on 0.19 Acres

15-B, Westphal, NS

Welcome to 7 Memorial Drive, Dartmouth! First time listing event ever, this home has been lovingly cared for by the original owners. The 3 bedroom, 2 bath bungalow with attached garage is nestled on a generous lot, on a quiet cul-de-sac in a family friendly area. The main level consists of a spacious living room with fireplace, kitchen, dining room, full bath and very ample bedrooms. On the lower level you will find a huge rec room with wood stove, laundry room, separate walkout to the backyard, a separate storage room and another good sized storage/workroom area, plus den that could be a 4th bedroom (window doesn't currently meet egress). Updates include the electrical panel (2022), oil tank (2018) and in the past recent years windows, siding and roof shingles. The level backyard is partially fenced, with a sizeable, wired workshop. Minutes to shopping amenities, schools, Cole Harbour Place, Dartmouth Crossing, the #7 Highway and the Halifax Airport.



Built in 1975

## Essential Information

MLS® #	202227159
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	2,390
Acres	0.19
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	February 15th, 2023

### **Community Information**

Address	7 Memorial Drive
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-B
City	Westphal
County	Halifax
Province	NS
Postal Code	B2W 3N9

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Garage, Paved

### **Interior**

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Hot Water
Fireplace	Yes
Fireplaces	Wood Burning Stove, Wood Burning
Has Basement	Yes
Basement	Finished

### **Exterior**

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

### **School Information**

Elementary	Humber Park Elementary School
Middle	Graham Creighton Junior High School
High	Auburn Drive High School

### **Additional Information**

Zoning	R-1A
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### **Listing Details**

Listing Office	Century 21 Trident Realty Ltd.
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Listing information last updated on October 14th, 2025 at 12:48pm ADT