

\$499,900 - 11a Memorial Drive, Dartmouth

MLS® #202301849

\$499,900

4 Bedroom, 2.50 Bathroom, 2,460 sqft

Residential

15-B, Dartmouth, NS

IMPRESSIVE is the word that best describes this incredibly spacious home in a desirable family-friendly neighbourhood! This 4 bedroom (2 up/2 down) plus den, 3 1/2 bath home offers almost 2,500 sf of immaculate and well laid out living space, and includes plenty of natural light and an abundance of storage space! The living room is a comfortable and inviting space where your family will love to gather after a meal together in the incredibly spacious kitchen, complete with island, pantry, and french doors leading to the patio. Enjoy family time in the abundantly spacious rec room, with new pot lights for perfect lighting. Your feet will never be cold with in-floor heat in the lower level! Or spend quality time with family or friends on the large covered patio, then end your day in the retreat of the spacious primary bedroom, with its large walk-in closet and ensuite! Yes there are still practical daily tasks to care for, but laundry will be a breeze with main level washer & dryer, vacuuming less tedious with the central vac, and the mudroom leading from the basement walk-out will keep muddy feet and paws out of the main living space. Such an easy home to maintain, so you can simply enjoy living! This ICF built home is also energy efficient, and provides additional environmental protection. This beautiful home is move-in ready! Recent updates include new roof shingles (2022), brand new flooring in the kitchen, new stove, and it has been freshly painted throughout. The 20x24 detached wired garage, 8x19 shed,



plus huge bonus outdoor storage space under the patio gives you all the outdoor storage space you could ever ask for! This location can't be beat, as you are walking distance to all the amenities, including shopping, schools, Cole Harbour Place - not to mention the Links at Montague public golf course! You are also not far from a public outdoor swimming pool for summer fun, lakes, ocean beaches and hiking trails. This is simply the perfect family home for you!

Built in 2002

Essential Information

MLS® #	202301849
Price	\$499,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,460
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 1st, 2023

Community Information

Address	11a Memorial Drive
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2W 3N9

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	4
Parking	Detached, Double, Wired, Paved
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Furnace, In Floor
Stories	Split Entry
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

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

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	Royal LePage Atlantic
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