

# \$649,900 - 40 Lexington Avenue, Dartmouth

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MLS® #202302746

**\$649,900**

3 Bedroom, 3.00 Bathroom, 3,034 sqft

Residential on 0.24 Acres

14-A, Dartmouth, NS

Presenting 40 Lexington Ave, a home distinguished by intelligent form, flow, and function. This classic executive bungalow has presence. Nestled comfortably off the street, surrounded by manicured grounds, you'll feel at ease as soon as you arrive. With its versatile layout and generous proportions, this is a house that can accommodate many lifestyles. There's a calm, comfortable, inviting tone throughout. A pocket door, gas fireplace, and window seat set a welcoming tone to any gathering. Thoughtfully maintained, considerate care and attention has been given to each space. The primary bedroom is truly an area for rest & retreat. The walk-in closet and ensuite bathroom will appeal to discerning buyers. Situated on the sunny side of the street, the privacy of the south facing backyard sets this house apart. Buyers will enjoy a generous deck and low maintenance perennials. The sight lines from the rear of the house are vast and dynamic. The variation in grade and vegetation create the most beautiful backdrop. Enjoy easy living at 40 Lexington, a must see!



Built in 1991

## Essential Information

MLS® #	202302746
Price	\$649,900
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	3,034
Acres	0.24
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	April 6th, 2023

### Community Information

Address	40 Lexington Avenue
Area	Halifax - Dartmouth
District	14-Dartmouth Montebello, Port Wallace, Keystone
Sub-District	14-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2X 3S2

### Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Parking Spaces(s), Paved
# of Garages	2

### Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### **School Information**

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

### **Additional Information**

Zoning	H Zone
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### **Listing Details**

Listing Office	Red Door Realty
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Listing information last updated on October 13th, 2025 at 12:17am ADT