

\$569,900 - 4/4a Ruben Court, Dartmouth

MLS® #202304005

\$569,900

6 Bedroom, Bathroom,
Residential Income on 0.14 Acres

17-A, Dartmouth, NS

Whether your purchasing your first income property, your 10th or looking for an owner occupied property this side by side duplex is the perfect place. Unit 4A is completely renovated to the drywall and beyond and has 3 bedrooms and two full baths, and current rent is \$2,100 plus Utilities. Unit 4 is updated in some areas and has the same tenant since Dec 2017, and current rent is \$850 plus Utilities. Both units have 3 year old natural gas furnaces, all new windows, exterior doors and siding, more insulation in the attic, roof shingles are approx 6 years old. Private level back yards, close to all amenities and 5 minute walk to NSCC. Ask for a list of the upgrades and call today to view.



Built in 1969

Essential Information

MLS® #	202304005
Price	\$569,900
Bedrooms	6
Acres	0.14
Year Built	1969
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	April 12th, 2023

Community Information

Address	4/4a Ruben Court
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2X 1M1

Amenities

Utilities	Natural Gas Connected
Parking Spaces	1
Parking	Gravel, Single

Interior

Appliances	Stove, Refrigerator, Dishwasher, Microwave, Washer, Dryer
Heating	Forced Air
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

Elementary	Ian Forsyth Elementary School
Middle	Caledonia Junior High School

Additional Information

Zoning	R-2 - RESIDENTIAL MEDIUM DENISTY
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Listing Details

Listing Office	RE/MAX Nova
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Listing information last updated on October 12th, 2025 at 7:17am ADT