

# \$445,000 - 45 Chadwick Street, Dartmouth

MLS® #202305624

## \$445,000

6 Bedroom, 4.00 Bathroom, 2,325 sqft  
Residential on 0.16 Acres

12-D, Dartmouth, NS

Attention all investors looking for a great multi-unit investment with tons of potential. Welcome to 45 Chadwick Street, located in the heart of Dartmouth with all the amenities youâ€™ll need less than a 10 minutes away! This over/under duplex hosts 6 bedrooms and 4 full bathrooms, legally having 2 units with a double lot. This could be the perfect place to call home, while renting out the lower unit and still having a secondary area for your family this is the perfect investment opportunity. The location is close to everything and only 5 minutes from the Alderney ferry terminal if youâ€™re looking to beat the Halifax traffic. Tons of local shops and restaurants within vicinity walking distance to NSCC Ivany Campus. It doesnâ€™t get more convenient than this!



Built in 1940

## Essential Information

MLS® #	202305624
Price	\$445,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,325
Acres	0.16
Year Built	1940
Type	Residential

Sub-Type	Duplex
Style	Other
Status	Closed
Date Sold	July 4th, 2023

### Community Information

Address	45 Chadwick Street
Area	Halifax - Dartmouth
District	12-Southdale, Manor Park
Sub-District	12-D
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2Y 2M2

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Multiple Driveways, Paved

### Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Water Heater, Stove, Dryer, Washer, Refrigerator, Other
Heating	Baseboard, Forced Air, Furnace
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

### Exterior

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

### School Information

Elementary	Dartmouth South Academy
Middle	Dartmouth South Academy
High	Dartmouth High School

### Additional Information

Zoning ER-2

## **Listing Details**

Listing Office Royal LePage Atlantic

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