

# \$395,500 - 1 Venice Court, Dartmouth

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MLS® #202306322

## **\$395,500**

3 Bedroom, 1.50 Bathroom, 1,709 sqft

Residential on 0.11 Acres

14-A, Dartmouth, NS

We invite you to come check out this lovely 3 level semi in the much sought after Montebello area. 1 Venice Court is on a cul de sac. This home is very bright and well kept. All you have to do is unpack. Freshly painted on main and upper level, new base boards, trim and closet doors on upper level. Renovated kitchen in 2021, new carpet on stairs going to upper level. Stairs coming in to main living area and to the family room have been refinished. Driveway repaved in 2022. Wood Stove in family room is WETT certified and great for those chilly winter nights. The stairs were replaced coming out of the walk out basement in 2022. The back deck is perfect for entertaining with privacy. Under the deck has a huge storage area for your lawn mower, patio furniture etc. The added bonus to this lovely home is the large, fenced in side yard. Great for children and your pets. Very rare to have such a great size yard with a semi. 1 Venice Court is walking distance to Shubie Park and Craig Blake Park which features a soccer field, tennis Court and playground. Close to both French and English Schools, and a short drive to all the amenities of Dartmouth Crossing and the Halifax Peninsula. Book your appointment today this gem will not last!



Built in 1985

## **Essential Information**

MLS® #	202306322
Price	\$395,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,709
Acres	0.11
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 29th, 2023

### Community Information

Address	1 Venice Court
Area	Halifax - Dartmouth
District	14-Dartmouth Montebello, Port Wallace, Keystone
Sub-District	14-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2X 3K2

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Concrete, Double, Paved

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Freezer - Chest, Range Hood, Refrigerator
Heating	Baseboard, In Floor, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes

Basement	Full, Finished
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## **Exterior**

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Aluminum Siding
Foundation	Concrete Perimeter

## **School Information**

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

## **Additional Information**

Zoning	R-2 - RESIDENTIAL MEDIUM DENISTY
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## **Listing Details**

Listing Office	Royal LePage Anchor Realty
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Listing information last updated on October 12th, 2025 at 9:47am ADT