

\$649,000 - 40 Guy Street, Dartmouth

MLS® #202308543

\$649,000

4 Bedroom, 2.00 Bathroom, 3,000 sqft

Residential on 0.15 Acres

13-A, Dartmouth, NS

Welcome to 40 Guy Street, a rare gem in the heart of Crichton Park, a sought-after family-friendly neighborhood that offers an unparalleled quality of life. This lovely two-story home is situated on a quiet cul-de-sac and provides easy access to highly rated schools, parks, and a golf course. You will also find soccer fields and tennis courts within walking distance, making it the perfect location for an active family. The property is coming to market for the first time since it was built and has been well maintained. As you step inside, you will be immediately drawn to the bright and airy kitchen, flooded with natural light and featuring solid state countertops. This space is perfect for whipping up delicious meals for family and friends. With over 3000 total square feet, including 2000 finished above grade, this home offers ample room for your family to spread out and make memories. The four bedrooms and three bathrooms provide plenty of space for everyone, and the unfinished basement provides opportunity to finish to your liking. Family room? Golf simulator? Income suite? One of the standout features of this home is its energy efficiency. With an overabundance of insulation and large, bright windows that have been recently replaced in last ten years , this home is not only comfortable and well-lit, but also helps to keep heating bills low. Living at 40 Guy Street means being minutes away from Mic Mac Mall and Lake Banook, offering an array of shopping, dining, and recreational



opportunities. This is a rare opportunity to own a piece of real estate in this highly desirable neighbourhood with very few options to buy. Don't miss out on this opportunity to make this lovely home yours and start enjoying the best of what Crichton Park has to offer!

Built in 1986

Essential Information

MLS® #	202308543
Price	\$649,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	3,000
Acres	0.15
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 29th, 2023

Community Information

Address	40 Guy Street
Area	Halifax - Dartmouth
District	13-Crichton Park, Albro Lake
Sub-District	13-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 2P6

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking	No Garage, Circular Driveway, Concrete

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Hot Water
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Partial Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Aluminum Siding, Brick
Foundation	Concrete Perimeter

School Information

Elementary	Crichton Park Elementary School
Middle	Bicentennial School
High	Dartmouth High School

Additional Information

Zoning	ER-1
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Listing Details

Listing Office	Royal LePage Anchor Realty
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