

# \$449,900 - 39 Chadwick Street, Dartmouth

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MLS® #202308618

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,640 sqft

Residential on 0.12 Acres

12-D, Dartmouth, NS

Add to your rental portfolio, or move in upstairs and rent the lower flat! Two separate gravel driveways allow for lots of parking for owner and tenants. Significant upgrades over the past two years include extending the upper driveway; reinforcing the back deck; repairing cracks in foundation; installing fiberglass epoxy liner on sewer lateral pipe; new vinyl plank floors; two full bathroom renovations; a heat pump added to lower flat and more! Upper unit has big bright windows letting in lots of natural light. The main floor has 2 bedrooms, living room, kitchen and bathroom. The second floor has a large loft-style bedroom which is large enough to be a bedroom and office. The lower flat has very recently had a window added for proper egress, a new heat pump, and the bathroom has been fully renovated in this unit as well. Plus a 22' x 12' deck to watch the sunsets from! 15 minutes on foot to the Woodside ferry or 30 minutes to the Alderney ferry, minutes from NSCC's Waterfront Campus or the Dartmouth General Hospital. The walking trail along the waterfront is just moments away down the hill. Don't miss this one!!



Built in 1957

## Essential Information

MLS® # 202308618

Price \$449,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,640
Acres	0.12
Year Built	1957
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	June 15th, 2023

### Community Information

Address	39 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 Spaces	2
Parking	No Garage, Double, Gravel, Multiple Driveways

### Interior

Interior Features	High Speed Internet
Appliances	Water Heater, Stove, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Forced Air, Furnace, Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Finished, Walk-Out Access

### Exterior

Lot Description	Under 0.5 Acres, Landscaped
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             Century 21 Trident Realty Ltd.

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