

# \$449,900 - 3 Leaman Drive, Dartmouth

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MLS® #202311145

## \$449,900

4 Bedroom, 2.00 Bathroom, 1,487 sqft

Residential on 0.14 Acres

13-A, Dartmouth, NS

well maintained wonderful family home in the Albro Lake area. With 4 bedrooms (2 on each level) there is room for everyone. Hardwood on stairs, landings and in all bedrooms. There is a good sized eat-in kitchen with a walkout to the large back deck. Ideal for those family bbq's. Such a convenient location, close to bus stops and a short drive to Micmac Mall, Dartmouth Crossing, Sportsplex, Brightwood Golf, the bridges and airport. And just around the corner from Albro Lake Beach and sports fields! Both front and back yards are nicely landscaped with flowering shrubs and perennials. Roof was redone 2019, new high efficiency furnace in 2014, with new burner in 2019. Fiberglass oil tank in 2014. This house is move-in ready and waiting for your personal touches.



Built in 1967

## Essential Information

MLS® #	202311145
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,487
Acres	0.14
Year Built	1967
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 29th, 2023

### Community Information

Address	3 Leaman Drive
Area	Halifax - Dartmouth
District	13-Crichton Park, Albro Lake
Sub-District	13-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 2K4

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Carport, Concrete
View	Lake

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Fireplace(s), Forced Air, Furnace
Fireplace	Yes
Fireplaces	Fireplace(s)
Stories	Side Split
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

### School Information

Elementary	John Macneil Elementary School
Middle	John Martin Junior High School
High	Dartmouth High School

## **Additional Information**

Zoning ER-1

## **Listing Details**

Listing Office RE/MAX Nova (Halifax)

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