

\$474,900 - 12 Argus Drive, Dartmouth

MLS® #202311910

\$474,900

3 Bedroom, 2.00 Bathroom, 1,747 sqft

Residential on 0.15 Acres

13-A, Dartmouth, NS

Welcome to 12 Argus Drive! This meticulously maintained split-entry residence showcases charm and is nestled on a private and tree-lined lot in the highly sought-after Lancaster Ridge neighbourhood. Abundant natural light fills the open living spaces, which have been tastefully updated and eagerly await new owners. The heart of the home is a seamlessly flowing kitchen, living room, and dining room area, creating the ideal setting for entertaining guests or supervising little ones at play. Whether you choose to gather indoors or on the inviting rear patio, this space is designed for both socializing and relaxation. The main level boasts a ductless heat pump, stainless steel appliances, and a convenient breakfast bar styled island. The lovely hardwood flooring adds an elegant touch to the already impressive main level. This level is completed with a spacious master bedroom with two closets, a secondary bedroom, and a full bathroom. The lower level of this home offers another full bathroom, a third bedroom, a generously-sized rec room, and a versatile den/office space. This home is a haven for first-time home buyers, young professionals, or small families seeking a premier location with quick access to the circumferential highway, the MacKay or Macdonald bridges, Dartmouth Crossing, MicMac Mall, and a wealth of other amenities. You're not going to want to miss the opportunity to call this place home! Additional upgrades and features include: large shed great for additional storage, new roof (2017),



electric water heater (2018), updated
downstairs bathroom (2021), new dryer
(2021).

Built in 1997

Essential Information

MLS® #	202311910
Price	\$474,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,747
Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 19th, 2023

Community Information

Address	12 Argus Drive
Area	Halifax - Dartmouth
District	13-Crichton Park, Albro Lake
Sub-District	13-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 4Y1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking	No Garage, Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Furnace, Ductless, Hot Water

Stories	Split Entry
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

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

Additional Information

Zoning	ER-2
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Listing Details

Listing Office	Bryant Realty Atlantic
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