

# \$389,900 - 28 Dumbarton Avenue, Dartmouth

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MLS® #202313484

**\$389,900**

3 Bedroom, 1.50 Bathroom, 1,568 sqft

Residential on 0.21 Acres

17-A, Dartmouth, NS

Nestled on a 9000 sq foot treed lot in a family friendly neighbourhood boasting excellent proximity to amenities, schools and recreation, welcome to 28 Dumbarton Ave, Dartmouth!

This 3 level side split has much to offer! As you enter, you will immediately notice the beautiful hardwood flooring in the living room and dining room and you'll love the airy feeling in this space, compliments of the vaulted ceiling. Patio doors from the dining room lead to a mature backyard. The kitchen is efficient and appliances are included. The upper level features 3 bedrooms with hardwood flooring and a full bath. The lower level holds great potential! With a walkout to the backyard, laundry nook, half bath and crawl space for extra storage (and home to the oil tank and furnace). Outside you will appreciate the car port with bonus storage, cute red shed, and this partially fenced generous lot.

Improvements in recent years include roof shingles and water heater. This wonderful location is close to Ã‰cole Bois-Joli, Ã‰cole du Carrefour and Ã‰cole secondaire MosaÃ¯que. Call today for your personal viewing.



Built in 1970

## Essential Information

MLS® # 202313484

Price \$389,900

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,568
Acres	0.21
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 30th, 2023

### Community Information

Address	28 Dumbarton Avenue
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2X 2A1

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Carport, Paved, Single

### Interior

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

### Exterior

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

### **School Information**

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

### **Additional Information**

Zoning	R1
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### **Listing Details**

Listing Office	East Coast Realty Ltd.
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