

# \$749,000 - 3-5 Stephen Street, Dartmouth

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MLS® #202314139

**\$749,000**

7 Bedroom, Bathroom,  
Residential Income on 0.12 Acres

12-A, Dartmouth, NS

Welcome to this wonderful opportunity for an investor or owner-occupied situation! This duplex is in the desirable Southdale area of Dartmouth. It offers two bright and spacious units, each with their own 3- and 4-bedroom layouts. The major renovations over the last few years have resulted in both units being within the top 5% of homes in its age category for energy efficiency. The kitchen of each unit has been designed to be the focal point, offering maximum cabinet and counter space along with a natural transition to both a backyard that would be perfect for enjoying summer BBQs or letting your pets run free. Plus, you'll enjoy separate paved driveways and two detached garages along with all necessary appliances included in the sale! Youâ€™ll love having access to nearby amenities like NSCC Ivany Campus, Dartmouth General Hospital, Downtown Dartmouth, parks, restaurants, shopping centers - everything you need right at your fingertips including access to the very popular Waterfront Trail just down the street! With both units currently vacant - this could be your chance to take advantage of an owner-occupied situation or become an investor by controlling your own rents! Come see all that this unique investment opportunity has to offer today!



Built in 1932

## Essential Information

MLS® #	202314139
Price	\$749,000
Bedrooms	7
Acres	0.12
Year Built	1932
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	August 10th, 2023

### **Community Information**

Address	3-5 Stephen Street
Area	Halifax - Dartmouth
District	12-Southdale, Manor Park
Sub-District	12-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2Y 2L2

### **Amenities**

Utilities	Electricity Connected
Parking	Paved

### **Interior**

Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator, Microwave
Heating	Baseboard
# of Stories	2
Has Basement	Yes
Basement	Crawl Space

### **Exterior**

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

### **School Information**

Elementary	Dartmouth South Academy
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Middle	Dartmouth South Academy
High	Dartmouth High School

### **Additional Information**

Zoning	R2
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### **Listing Details**

Listing Office	RE/MAX Nova (Halifax)
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