

\$499,000 - 39 Limardo Drive, Dartmouth

MLS® #202316711

\$499,000

3 Bedroom, 2.00 Bathroom, 1,401 sqft

Residential on 0.14 Acres

13-C, Dartmouth, NS

Nestled along the coveted, tree-lined embrace of Limardo Drive, this exceptional family home is just a leisurely stroll from vibrant Downtown Dartmouth, & graced with a view of Little Albro Lake. Within the revered Crichton Park school district, this is more than just a home, it's a lifestyle: Opportunities for swimming, skating, & paddling, while trails weave through the landscape & shopping & dining venues are at your fingertips. Move-in ready & cared for by the same family for over 25 years, this abode is infused with warmth providing a seamless fusion of modern upgrades & midcentury charm. Enjoy 3 bedrooms & 2 full baths, a ducted heat pump with backup electric furnace & upgraded 200 amp electrical service, re-finished hardwood floors, generous natural light through Kohler & Atlantic windows, a stunning birch kitchen adorned with stainless steel appliances & a breakfast bar, which unfolds into the dining & living room featuring the original hearth. The partially finished basement offers more living & recreation space with large windows & a walk-out beckoning you to explore its potential. An expansive back deck is a stage for outdoor entertainment that enjoys sunset views over Little Albro Lake. The generous 5917 sf lot is enveloped by perennials & a mature tree canopy, offering a sanctuary of tranquility. Storage spaces, nestled under the deck & within the wired shed, provide a haven for cherished belongings. Prepare for a revelation as you step into the community's welcoming



embrace with fantastic neighbours. This oasis is among the city's best-kept secrets w/ a treasure trove of experiences waiting to unfold. Public access to Little Albro Lake, Albro Lake Beach, Micmac Mall, trails, & trendy hotspots like Brightwood Golf & Country Club, Ori Foods & Vessel Meats, stand at the ready, all within walking distance. And just moments away, enjoy the amenities provided by Dartmouth Crossing. Become a part of this enchanting story, where every chapter is a masterpiece.

Built in 1959

Essential Information

MLS® #	202316711
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,401
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 30th, 2023

Community Information

Address	39 Limardo Drive
Area	Halifax - Dartmouth
District	13-Crichton Park, Albro Lake
Sub-District	13-C
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 3X2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Paved
View	Lake

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Freezer, Refrigerator, Other
Heating	Heat Pump
Cooling	Ducted Cooling
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Crichton Park Elementary School
Middle	Bicentennial School
High	Dartmouth High School

Additional Information

Zoning	ER-1
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Listing Details

Listing Office	Bryant Realty Atlantic
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