

\$364,900 - 37 Franklyn Street, Dartmouth

MLS® #202317466

\$364,900

2 Bedroom, 1.00 Bathroom, 1,248 sqft

Residential on 0.13 Acres

11-A, Dartmouth, NS

Amazing location with good ol' bones. This light and airy 2 bedroom + den home would make a great starter home and equally great rental property for a savvy investor that knows the benefit of an R2 zoned property. You'll appreciate the tastefully and modern updates without losing its original charm (new paint, light fixtures, etc). You'll love being mere steps to the ferry terminal, Waterfront Community College (NSCC), waterfront nature trail, hospital, restaurants, and Birdie's Bakery. Nestled quite perfectly on a corner lot with two main floor entrances (Everette & Franklyn). A mudroom from the side entrance leads you into an open concept kitchen. A large dining room flows nicely into the family room with a thoughtfully placed heat pump for energy efficient heating and cooling. A spacious full bathroom completes this floor. Enjoy summer BBQ's and gatherings with friends on a massive private deck. Upstairs you'll find a cozy den that could be used for additional storage in addition to the unfinished basement. There's a substantial sized primary bedroom with an additional bedroom on this floor. A quiet and friendly neighbourhood awaits - don't wait to see this gem for yourself!



Built in 1942

Essential Information

MLS® # 202317466

Price \$364,900

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,248
Acres	0.13
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 6th, 2023

Community Information

Address	37 Franklyn Street
Area	Halifax - Dartmouth
District	11-Dartmouth Woodside, Eastern Passage, Cow Bay
Sub-District	11-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2W 1B6

Amenities

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

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Furnace, Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

School Information

Middle	Dartmouth South Academy
High	Dartmouth High School

Additional Information

Zoning	R-2 - RESIDENTIAL MEDIUM DENISTY
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Listing Details

Listing Office	Royal LePage Atlantic
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