

# \$449,900 - 45 Atikian Drive, Eastern Passage

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MLS® #202318065

**\$449,900**

3 Bedroom, 3.50 Bathroom, 1,920 sqft

Residential on 0.07 Acres

11-B, Eastern Passage, NS

Welcome to 45 Atikian Drive! Located on a quiet street (backing on city owned green space) its just a few minutes walk to the Eastern Passage Education Centre and a short drive to all the amenities you could need. Built to recent standards (16 years old) this two-storey semi-detached home is finished on all three levels, has 3.5 baths and is perfect for entertaining guests with a large open concept living room, dining room and kitchen. The main level also features a conveniently located half bath, patio doors that lead to the rear deck, back yard and a large 16 x 8 shed that is perfect for the secure storage of your tools and toys. Upstairs you will find the large primary bedroom with en-suite bath, two other good-sized bedrooms and the second full bathroom. The basement has been fully finished and features a large family room with wood burning stove, a large den and the third full bathroom. Located in a wonderful family neighborhood, this property is close to everything you need including shopping, beaches, trails, Hartlen Point Golf Course, Fisherman's Cove and much more!! There is access to metro transit buses and its only a short commute to downtown Dartmouth or Halifax. Call for a private viewing today.



Built in 2007

## Essential Information

MLS® #

202318065

|                |                         |
|----------------|-------------------------|
| Price          | \$449,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.50                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 1,920                   |
| Acres          | 0.07                    |
| Year Built     | 2007                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | February 23rd, 2024     |

### Community Information

|              |                                                 |
|--------------|-------------------------------------------------|
| Address      | 45 Atikian Drive                                |
| Area         | Halifax - Dartmouth                             |
| District     | 11-Dartmouth Woodside, Eastern Passage, Cow Bay |
| Sub-District | 11-B                                            |
| City         | Eastern Passage                                 |
| County       | Halifax                                         |
| Province     | NS                                              |
| Postal Code  | B3G 1S8                                         |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | No Garage, Single                                                 |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | High Speed Internet                            |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Stove                               |
| # of Stories      | 2                                              |
| Stories           | 2 Storey                                       |
| Has Basement      | Yes                                            |
| Basement          | Full, Finished                                 |

### Exterior

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Under 0.5 Acres, Cleared, Landscaped |
|-----------------|--------------------------------------|

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt            |
| Construction | Vinyl Siding       |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                                         |
|------------|-----------------------------------------|
| Elementary | Ocean View / Seaside Elementary Schools |
| Middle     | Eastern Passage Education Centre        |
| High       | Island View High School                 |

### **Additional Information**

|        |    |
|--------|----|
| Zoning | R2 |
|--------|----|

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Anchor Realty |
|----------------|----------------------------|

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Listing information last updated on October 21st, 2025 at 2:32pm ADT