

# \$355,000 - 13 Spar Crescent, Woodlawn

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MLS® #202321815

## **\$355,000**

3 Bedroom, 1.50 Bathroom, 1,680 sqft

Residential on 0.11 Acres

17-A, Woodlawn, NS

Don't let this exceptional opportunity slip through your fingers! Here's your chance to own a two-story semi-detached home in the highly sought-after Woodlawn neighborhood, and it's priced for a quick sale. This semi-detached home features three bedrooms, one and a half bathrooms, and a standout feature – a spacious backyard, one of the largest in the neighborhood. Inside the house, you'll be pleased to find a carpet-free interior with laminate and vinyl flooring, hardwood stairs, and an abundance of natural light streaming in through large windows. The main level of the house boasts a roomy eat-in kitchen and a generous living room, making it perfect for family gatherings and entertaining. As you move to the second floor, you'll discover three comfortably sized bedrooms and a 4-piece bathroom. The basement offers versatility with a family room that can easily do as an office, a playroom for the kids, or a man cave. Additionally, you'll find a convenient 2-piece bathroom, a laundry area, and a utility room. The outdoor space is equally inviting, with a spacious deck that's ideal for entertaining and fenced backyard where children can play safely. Situated in a prime location, you'll be close to numerous amenities, including Mic Mac Mall and Dartmouth Crossing. The area is renowned for its excellent schools and provides easy access to the ocean, lakes, and stunning beaches like Rainbow Haven and Lawrencetown Beach. Updates include: new roof shingles , gutters,



oil tank and hot water heater all done in 2021.

Don't hesitate any longer â€“ seize this opportunity and schedule a viewing.

Built in 1972

### Essential Information

MLS® #	202321815
Price	\$355,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,680
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 28th, 2023

### Community Information

Address	13 Spar Crescent
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-A
City	Woodlawn
County	Halifax
Province	NS
Postal Code	B2A 4A1

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Paved

### Interior

Interior Features	High Speed Internet
Appliances	Refrigerator

Heating	Forced Air, Furnace
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

### **Exterior**

Lot Description	Under 0.5 Acres, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Block

### **School Information**

Elementary	Mount Edward Elementary School
Middle	Eric Graves Memorial Junior High School
High	Woodlawn High

### **Additional Information**

Zoning	R2
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### **Listing Details**

Listing Office	Royal LePage Anchor Realty
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