

# \$775,000 - 196 Crichton Avenue, Dartmouth

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MLS® #202323203

**\$775,000**

3 Bedroom, 1.50 Bathroom, 1,950 sqft  
Residential on 0.22 Acres

13-A, Dartmouth, NS

Iconic and classic Dartmouth property in the heart of Crichton Park. Features a spectacular double lot that provides the opportunity to subdivide for future development or enjoy a spacious estate like parcel. Charming mid-century character with a thoughtfully designed floor plan. Main level includes gorgeous refinished hardwood flooring and a sprawling living space, formal dining and main level den/home office. Bonus main level powder room. Bright and spacious kitchen with view toward rear and side of property. Second level includes 3 bedrooms, 4-piece bath and highlighted by spacious primary bedroom with double closets. Lower level includes a walkout and offers an outstanding opportunity for a future inlaw or rental suite. Steps away from Birch Cove Park, Banook Lake, and Mic Mac Mall. Short walk to Crichton Park Elementary, Downtown Dartmouth and more. Call today to view!



Built in 1947

**Essential Information**

MLS® #	202323203
Price	\$775,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,950

Acres	0.22
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 24th, 2024

### Community Information

Address	196 Crichton Avenue
Area	Halifax - Dartmouth
District	13-Crichton Park, Albro Lake
Sub-District	13-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 3R5

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Paved, Single

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Radiator
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

### Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Brick, Stone, Wood 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	RE/MAX Nova
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