

# \$529,900 - 13 Ellenvale Avenue, Dartmouth

---

MLS® #202323266

**\$529,900**

6 Bedroom, Bathroom,  
Residential Income on 0.26 Acres

17-B, Dartmouth, NS

A fantastic side-by-side duplex centrally located in the heart of Dartmouth. Whether you are an investor looking to expand your portfolio or looking for a home for yourself with income opportunities, this home offers many possibilities. Choose to occupy the vacant unit and collect rental income from the established tenant or rent the vacant unit and live in and renovate the (currently rented) unit. Maybe the in-laws are ready to downsize and want to be close to the grandkids? Grandma & Grandpa can be right next door and you can pool your resources—so much great potential. The left side (vacant 13A) offers an open concept kitchen & living with a cozy dining nook, 3 bedrooms, and a 4 pc bath, along with a 2 pc bath in the basement. The basement offers further finishing potential! The right side (rented unit) offers a kitchen, living room, dining nook, 3 bedrooms, and a 4 pc bath. The basement also offers further finishing potential. Each unit offers a separate power and water meter and tenant pays their own utilities (including water). Not let this opportunity pass you by!



Built in 1962

## Essential Information

MLS® #	202323266
Price	\$529,900
Bedrooms	6

Acres	0.26
Year Built	1962
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	November 30th, 2023

### **Community Information**

Address	13 Ellenvale Avenue
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2W 2W4

### **Amenities**

Utilities	Electricity Connected
Parking Spaces	1
Parking	Gravel, Driveway, Single

### **Interior**

Appliances	Stove, Refrigerator, Washer, Dryer
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Lot Description	0.5 to 0.99 Acres
Roof	Metal
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Brookhouse Elementary School
Middle	Ellenvale Junior High School

## **Additional Information**

Zoning R-2 - RESIDENTIAL MEDIUM DENISTY

## **Listing Details**

Listing Office One Percent Realty East Inc.

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 13th, 2025 at 2:47am ADT