

# **\$624,900 - 42/44 Robert Drive, Woodlawn**

---

MLS® #202324919

**\$624,900**

5 Bedroom, Bathroom,  
Residential Income on 0.14 Acres

17-B, Woodlawn, NS

Welcome to this fantastic side-by-side duplex, a prime investment opportunity centrally located in the heart of Woodlawn. Whether you're an astute investor seeking to expand your portfolio or an individual looking for a home with income potential, this property has much to offer. This duplex comprises two distinct units, each with its own unique features and appeal. The first unit Civic 42 boasts 3 bedrooms and 1.5 bathrooms, presenting a canvas for your personal touch with some minor updates needed. On the other side, Civic 44 offers 2 bedrooms and 1.5 bathrooms, having already undergone thoughtful updates for a modern and comfortable living experience. Both units are currently vacant, allowing the prospective buyer to realize full market value. The option to rent out both units or reside in one while generating rental income from the other adds versatility to this investment. Full basements in both units provide additional space for storage or potential expansion. Dedicated driveways for each unit ensure convenient and secure parking. Private yards for both units, separated by a fence down the middle, offering individual outdoor spaces for tenants. There is an exciting opportunity to subdivide the duplex. With the potential to sell each side individually for approximately \$350K +/-, this option opens doors for a lucrative return on investment. Situated just steps away from NSCC Akerly campus, this duplex benefits from its central location, making it attractive to tenants and



future buyers. The convenience of nearby amenities, educational institutions, and easy access to transportation adds to the property's overall appeal. Don't miss out on this rare chance to own a versatile duplex in Woodlawn with a range of possibilities. Whether you're looking to invest, generate rental income, or explore subdivision opportunities, this property offers a solid foundation for your real estate ambitions. Schedule a viewing today to discover the potential that awaits!

Built in 1971

**Essential Information**

MLS® #	202324919
Price	\$624,900
Bedrooms	5
Acres	0.14
Year Built	1971
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	January 10th, 2024

**Community Information**

Address	42/44 Robert Drive
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-B
City	Woodlawn
County	Halifax
Province	NS
Postal Code	B2W 1Z8

**Amenities**

Utilities	Electricity Connected
Parking Spaces	2
Parking	Double, Driveway, Paved

**Interior**

Appliances	Stove, Refrigerator, Dishwasher, Washer, Dryer
Heating	Forced Air, Ductless
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

**Additional Information**

Zoning	R2
--------	----

**Listing Details**

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

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 14th, 2025 at 12:02pm ADT