

# \$216,000 - Partridge River (grant 3525) Road, Dartmouth

MLS® #202400838

**\$216,000**

Bedroom, Bathroom,  
Land on 34.00 Acres

31-B, Dartmouth, NS

34 acres of land situated between two rivers in the peaceful community of East Preston. There is a small shed & a fixer upper RV on the land located in the cul-de-sac, the excavated area of the property. This property has high & low ground, some marsh land, with an abundance of trees & trails. Turn this land into an off grid paradise, possible AIRBNB niche experience, raise a homestead or add well, septic & power to the land to build a forever home. On this fresh canvas, you're only limited by your imagination. There is deeded access & a drivable gravel road leading up to the excavated portion of the land. Considering the consistent development in the Burnside area, city expansion, the province's goal of reaching 2 million people & the rising cost of living, this is a logical purchase for anyone coming into the province. Take this opportunity now, see the value of profit flipping or appreciate the proximity to the city while enjoying this huge property, basking in its stillness & peacefulness. Property is located within 10 minutes to many amenities such as Sobeys, a popular restaurant, The Vines, 15 mins to Cole Harbour Place, 20 mins to Rainbow Haven & Lawrencetown beaches. This one is a must see! Buy before its gone! For the right buyer, this land would indeed be a dream come true.



## Essential Information

MLS® #	202400838
Price	\$216,000
Acres	34.00
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	July 31st, 2024

### Community Information

Address	Partridge River (grant 3525) Road
Area	Halifax - Dartmouth
District	31-Lawrencetown, Lake Echo, Porters Lake
Sub-District	31-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3Z 1G4

### Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected
Parking	Gravel
Is Waterfront	Yes
Waterfront	River Front

### Exterior

Lot Description	10 to 49.99 Acres
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### School Information

Elementary	Bell Park Academic Centre
Middle	Graham Creighton Junior High School
High	Auburn Drive High School

### Additional Information

Zoning	MR
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### Listing Details

Listing Office	RE/MAX Nova (Halifax)
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Listing information last updated on October 12th, 2025 at 4:32am ADT