

\$314,900 - 218 Roleika Drive, Dartmouth

MLS® #202402777

\$314,900

3 Bedroom, 1.00 Bathroom, 1,085 sqft

Residential on 0.13 Acres

17-A, Dartmouth, NS

Welcome to this charming three-bedroom semi-detached home, ideally located within walking distance to Caledonia Junior School, parks and amenities. As you step inside this freshly painted 2-storey home, you'll be greeted with a bright spacious living room featuring a large bay window that fills the space with natural light. The living room with lovely hardwood flooring seamlessly connects to the formal dining room which includes a patio door to the back deck and private treed back yard. Finishing off the main level you have convenient kitchen with new vinyl flooring and access to the basement. Upstairs, a generously sized primary bedroom and 2 good sized bedrooms await, accompanied by a four-piece bath expanded landing, and storage. The layout is quite functional and family friendly for the footprint of the home. The open useable basement, boasting high ceilings, offers the perfect blank canvas for expanding living space. This dry basement provides the flexibility to add a secondary den with addition of a fourth bedroom. Notable features include upgraded flooring, recent updates include 2021 oil tank and newer furnace (2017), vinyl window inserts for energy efficiency. The exterior boasts a paved driveway (2023) and a spacious landscaped yard. The property's ER2 zoning allows for possible construction of a secondary suite with an exterior stairwell, adding potential value to this already appealing home. Take advantage of this opportunity to own a move-in ready



home at an affordable price.

Built in 1967

Essential Information

MLS® #	202402777
Price	\$314,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,085
Acres	0.13
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 19th, 2024

Community Information

Address	218 Roleika Drive
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2X 1M6

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

Interior

Interior Features	High Speed Internet
Appliances	None
Heating	Forced Air
# of Stories	2
Stories	2 Storey

Has Basement	Yes
Basement	Full

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Wooded
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Block, Concrete Perimeter

School Information

Elementary	Ian Forsyth Elementary School
Middle	Caledonia Junior High School
High	Woodlawn High

Additional Information

Zoning	R-2
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Listing Details

Listing Office	Domus Realty Limited
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