

\$375,000 - 8-8a Ruben Court, Dartmouth

MLS® #202402834

\$375,000

6 Bedroom, 3.00 Bathroom, 1,432 sqft

Residential on 0.14 Acres

17-A, Dartmouth, NS

In a market with so few affordable properties available, make note of this amazing opportunity for the savvy first time home buyer and investor! You must act fast because this is the best priced two unit building in Halifax, and with a motivated seller, this property will not last long on the market. Not interested in being a landlord? This opportunity couldn't be easier as the current manager is willing to stay on, and a huge benefit to you is that each side has fully separate utilities (water, oil and power) so you don't pay tenants bills. Each semi has 3 bedrooms and 1.5 baths across 4 spacious levels that are designed to create sound barriers and privacy for the family. Your first levels are the living room and half bath, with original hardwood floors, and a huge eat in kitchen with patio door to the backyard. The next floor has 2 bedrooms, and the top floor has a large master bedroom, storage room and full bathroom. Currently heated with a newer oil furnace, but could easily be converted to heat pumps. Lots of storage in the basement, along with a laundry area. This property boasts a large backyard and separate driveways. Close proximity to schools including NSCC, nested close to many parks such as the Beezley Field (with basketball courts, baseball, etc) and very close to all essential amenities including but not limited to Sobeys, Lawtons, banks, NSLC, malls and so much more. Easy access to Dartmouth, Burnside, Halifax airport and Sackville via the new Hwy 107 extension. Finally, a break in the



market you have been searching for! But a deal like this comes only once in a blue moon and you do not want to miss this, appointments are limited so be sure to book now!

Built in 1970

Essential Information

MLS® #	202402834
Price	\$375,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,432
Acres	0.14
Year Built	1970
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	March 25th, 2024

Community Information

Address	8-8a Ruben Court
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2X 1M1

Amenities

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

Interior

Interior Features	High Speed Internet
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Appliances	Oven, Refrigerator, Refrigerator/Stove Combo
Heating	Forced Air, Furnace
# of Stories	4
Stories	4 Level
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Brick, Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Ian Forsyth Elementary School
Middle	Caledonia Junior High School

Additional Information

Zoning	R-2
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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