

# \$625,000 - 18 Blackberry Lane, Dartmouth

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MLS® #202403594

**\$625,000**

3 Bedroom, 2.00 Bathroom, 1,561 sqft

Residential on 0.11 Acres

12-D, Dartmouth, NS

Welcome to 18 Blackberry Lane! This home is situated in Dartmouth's coveted Southdale neighbourhood known for its great schools and safe, family-oriented community. With the new DSA Elementary School, Junior High just around the corner and fantastic amenities like Sobeys, Oat Hill Lake, the Halifax Waterfront and excellent public transit all just steps away, this location can't be beat. This home has been meticulously renovated from top to bottom starting with a new roof still under warranty, all new triple glazed ultra efficient windows, new custom exterior doors, all new siding and rigid insulation, enormous new wrap around deck and matching pergola with black hardware, a stamped concrete pad and complete property survey. This home is buttoned up and the energy bills are a reflection of that. Take in the sun under the pergola every summer or enjoy a meal in the shade of the eating nook on the deck, your outdoor possibilities are endless. The interior has also seen countless updates, with a stylish all new kitchen, a cost saving ducted heat pump, a new 200 amp panel and a complete basement renovation which included 4" to 6" of professionally installed spray foam insulation, this new flex-space is perfect for cozy winter nights with a glass of wine or hot chocolate and boardgames with the family, leaving you an additional 400 sq ft of insulated basement space for other options. From the sun-drenched music room to the fully concealable closet office, this home is sure to



impress. Book your viewing today. All renovations were professionally installed and permitted where necessary as of 2017 to present day. Beautiful home + extensive renovations + incredible neighbourhood = a listing that will not last long! LIMITED VIEWINGS beginning this Friday March 1st at 5pm and will end Sunday evening March 3rd at 8pm. All bids must be received by March 4th at 4pm. Opportunities like this donâ€™t come along every day. DONâ€™T MISS OUT!

Built in 1944

**Essential Information**

MLS® #	202403594
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,561
Acres	0.11
Year Built	1944
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 29th, 2024

**Community Information**

Address	18 Blackberry Lane
Area	Halifax - Dartmouth
District	12-Southdale, Manor Park
Sub-District	12-D
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2Y 0B1

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	1
Parking	No Garage, Paved, Single

### **Interior**

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dryer - Electric, Washer, Refrigerator
Heating	Heat Pump
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

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

### **School Information**

Elementary	Dartmouth South Academy
Middle	Dartmouth South Academy
High	Dartmouth High School

### **Additional Information**

Zoning	R1
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### **Listing Details**

Listing Office	Exit Realty Metro
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Listing information last updated on October 12th, 2025 at 12:17pm ADT