

# \$699,000 - 9/9a Marilyn Drive, Dartmouth

MLS® #202405383

**\$699,000**

6 Bedroom, Bathroom,  
Residential Income on 0.14 Acres

12-D, Dartmouth, NS

Welcome to this exceptional duplex offering a unique opportunity for investors or homeowners looking to occupy one unit while renting out the other. This property features two side-by-side units, each boasting generous space and desirable amenities. The main floor of each unit is designed for comfort and functionality, with a well-appointed living room, dining room, and kitchen. This layout is ideal for entertaining guests or relaxing with family. Each unit comprises three spacious bedrooms, providing ample accommodation for families or individuals. Both units feature a finished basement, offering additional living space or storage options to meet various needs. Both units are currently rented out with fixed-term leases, providing stable income for investors. Don't miss out on this amazing property with lots of upgrades no matter if you're an investor or home buyer!



Built in 1972

## Essential Information

MLS® #	202405383
Price	\$699,000
Bedrooms	6
Acres	0.14
Year Built	1972
Type	Residential Income
Sub-Type	Duplex
Status	Closed

Date Sold                July 11th, 2024

### **Community Information**

Address                9/9a Marilyn Drive  
Area                    Halifax - Dartmouth  
District                12-Southdale, Manor Park  
Sub-District           12-D  
City                    Dartmouth  
County                Halifax  
Province              NS  
Postal Code           B2Y 3X8

### **Amenities**

Parking Spaces      2  
Parking                Double, Paved

### **Interior**

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

### **Exterior**

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

### **School Information**

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

### **Additional Information**

Zoning                ER-2

### **Listing Details**

Listing Office        RE/MAX Nova

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Listing information last updated on October 12th, 2025 at 10:02am ADT