

# \$679,000 - 1 Crichton Park Road, Dartmouth

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MLS® #202406566

**\$679,000**

3 Bedroom, 3.50 Bathroom, 2,042 sqft

Residential on 0.12 Acres

13-A, Dartmouth, NS

Welcome to 1 Crichton Park Road, this move-in ready 3 bed, 3.5 half bath home is nestled in the heart of the highly desirable Crichton Park community. This charming property offers an ideal blend of convenience, versatility, and comfort for your lifestyle needs. Situated within walking distance of Crichton Park Elementary, Birch Cove Park, various canoe clubs and Lake Banook. This home promises a lifestyle of leisure and outdoor enjoyment. Whether it's a peaceful stroll in the park or an adventurous paddle on the lake, all are just steps away from your doorstep. This residence boasts a unique layout, including an inviting and self-contained one-bedroom apartment on the lower level complete with a separate entrance, upgraded separate electrical and a dedicated parking spot. This property is ideal for multi-generational living arrangements. The lower level also features a large versatile space, previously utilized as a hair salon and offers endless possibilities for your entrepreneurial ventures or creative pursuits. The upper level features a large primary bedroom complete with a full ensuite and tons of closet space. You will also find another bedroom and full bathroom on this level. The living room is spacious and has an abundance of natural light, making it warm and inviting. The hardwood floors add to the charm in this space. The kitchen boasts sleek countertops, stainless steel appliances, a gas stove, luxury vinyl flooring, and ample storage space. Outside you will find a landscaped yard



with Hosta plants that bloom every year, a large deck and a Beachcomber hot tub that is perfect for relaxing at the end of your day. Whether you're seeking a home with income potential, space for a home-based business, or simply a welcoming family home in a highly desirable neighbourhood, 1 Crichton Park Road is sure to exceed your expectations. Embrace the opportunity to make this exceptional property your own and enjoy all that this coveted location has to offer.

Built in 1956

**Essential Information**

MLS® #	202406566
Price	\$679,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,042
Acres	0.12
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 30th, 2024

**Community Information**

Address	1 Crichton Park Road
Area	Halifax - Dartmouth
District	13-Crichton Park, Albro Lake
Sub-District	13-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 2N6

## Amenities

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

## Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Gas Oven, Electric Range, Stove - Gas, Dryer - Gas, Washer, Garburator, Microwave, Refrigerator
Heating	Forced Air, Furnace
Fireplace	Yes
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished

## Exterior

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

## School Information

Elementary	Crichton Park Elementary School
Middle	Bicentennial School
High	Dartmouth High School

## Additional Information

Zoning	ER-1
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## Listing Details

Listing Office	Sotheby's International Realty Canada
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