

\$620,000 - 46 Appian Way, Dartmouth

MLS® #202407319

\$620,000

4 Bedroom, 2.50 Bathroom, 2,176 sqft

Residential on 0.18 Acres

14-A, Dartmouth, NS

Introducing a charming home in sought-after Montebello Estates! Nestled in a family-friendly neighborhood with a French school nearby, this property offers convenience and comfort. The home has been well maintained, evident in the care and upgrades throughout. The main level welcomes you with oak & cherry hardwood flooring, creating a warm and inviting atmosphere. Other features include a walk-in bubble jet tub in the ensuite, custom-made kitchen shutters, and no carpets, ensuring an easy maintenance, allergy free home. The kitchen boasts plenty of cabinets and workspace and includes all Kenmore appliances. The large deck is a lovely outdoor space, complete with a private area for a fire pit, ideal for entertaining or relaxing. The back garden includes strawberry & blueberry patches. The lower level offers a perfect blend of comfort and functionality. Youâ€™ll enjoy the spacious rec room with a propane fireplace to create a relaxing and cozy entertaining area. This versatile space makes a great area for family game night, work/office area, library or any number of other uses to suit your family. The bedroom and 2-piece bathroom add to the comfort and functionality of this level for family members or guests. The lower level also offers a storage area, perfect for keeping your belongings organized and easily accessible. The double built-in garage provides ample parking and additional storage space. Recent upgrades in the last 5 years include the air exchanger, central vac, and



water tank. Boasting a gardener's paradise, the landscaping is designed to bloom three of four seasons, beginning with the spring bulbs & perennials. There are raised beds for vegetable & herb gardening. Enjoy the bright natural light that fills the home, creating a cheerful & welcoming tone. With its proximity to Shubie Park, Mic Mac Mall & Dartmouth Crossing, this home offers a wonderful opportunity for a new family to create lasting memories.

Built in 1994

Essential Information

MLS® #	202407319
Price	\$620,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,176
Acres	0.18
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 25th, 2024

Community Information

Address	46 Appian Way
Area	Halifax - Dartmouth
District	14-Dartmouth Montebello, Port Wallace, Keystone
Sub-District	14-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2X 3G1

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Double, Garage, Heated Garage, Wired, Paved
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, See Remarks, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless, Hot Water
Fireplace	Yes
Fireplaces	Propane
Stories	Split Entry
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

School Information

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

Additional Information

Zoning	R-1
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Listing Details

Listing Office	RE/MAX Nova
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