

# \$539,000 - 48 Leaman Drive, Dartmouth

MLS® #202408252

**\$539,000**

4 Bedroom, 2.00 Bathroom, 2,227 sqft  
Residential on 0.17 Acres

13-C, Dartmouth, NS

A fantastic opportunity for investors or owner/occupiers, this Dartmouth home has a long list of upgrades and a 1 bedroom plus den suite on the lower level. This home is conveniently located with easy access to the bridges, Burnside, and shopping centers. Enjoy the large and private backyard that is just steps from Albro Lake Park, perfect for fishing in the summer or skating in the winter. On the main level of this home you will find a bright living room, open kitchen and dining room, plus 3 generously sized bedrooms and a full bath. The lower level features a newly renovated 1-bed plus den suite complete with its own kitchen, full bath, separate power meter, laundry, and entrance. Other notable upgrades include the new siding and gutters, upgraded electrical, updated bathrooms, and a new roof that will be completed prior to closing. Book your viewing today!



Built in 1970

## Essential Information

MLS® #	202408252
Price	\$539,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,227
Acres	0.17
Year Built	1970

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 17th, 2024

### Community Information

Address	48 Leaman Drive
Area	Halifax - Dartmouth
District	13-Crichton Park, Albro Lake
Sub-District	13-C
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 2K9

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Paved

### Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Oven, Electric Range, Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water
Stories	Split Entry
Has Basement	Yes
Basement	Finished, Walk-Out Access

### Exterior

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

### School Information

Elementary	John Macneil Elementary School
Middle	John Martin Junior High School
High	Dartmouth High School

### Additional Information

Zoning

ER-2

## **Listing Details**

Listing Office

Sotheby's International Realty Canada

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