

\$579,900 - 40 Lynn Drive, Dartmouth

MLS® #202409666

\$579,900

4 Bedroom, Bathroom,
Residential Income on 0.18 Acres

12-D, Dartmouth, NS

Welcome to 40 Lynn drive - a well-kept duplex in the heart of the Southdale neighborhood of Dartmouth. Add this hassle-free rental to your portfolio, or, live in one unit and rent the other unit to help supplement your mortgage. Each unit features two levels with a partially finished basement in one unit, and tons of storage space in both. Each unit has two bedrooms and they pay their own utilities - the landlord only pays water. There are two parking spots for each side, newer hot water tanks, and separate laundry on each side. You're within a short walking distance of the new Dartmouth South Academy as well as East Coast Varsity, making this a wonderful neighborhood to raise kids. The street is incredibly quiet with a beautiful wooded area across the street. You're also minutes away from Dartmouth General, NSCC Waterfront Campus, Woodside Ferry or Alderney Gate Ferry, and downtown Dartmouth. The backyard is large and flat making for easy maintenance and ample play area. Make sure to book a viewing on this solid duplex income property to check out all it has to offer!



Built in 1963

Essential Information

MLS® #	202409666
Price	\$579,900
Bedrooms	4

Acres	0.18
Year Built	1963
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	June 3rd, 2024

Community Information

Address	40 Lynn Drive
Area	Halifax - Dartmouth
District	12-Southdale, Manor Park
Sub-District	12-D
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2Y 3V8

Amenities

Parking	Gravel, Paved
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Interior

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

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	ER-2
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Listing Details

Listing Office Exit Realty Metro

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Listing information last updated on October 13th, 2025 at 12:02am ADT