

# \$495,000 - 198 Nadia Drive, Dartmouth

MLS® #202411888

**\$495,000**

3 Bedroom, 2.50 Bathroom, 1,680 sqft

Residential on 0.07 Acres

10-B, Dartmouth, NS

End-Unit Townhouse with Commanding Views

Welcome to 198 Nadia, where panoramic vistas of the city, the bridge, and the Harbour unfold before you. This end-unit townhouse offers a rare opportunity to reside inside the Circ, tucked away yet close to everything.

â€¢Breathtaking Views: Immerse yourself in the striking and distant views of the city and harbour, visible from the front steps, living room, a picture window in the stairwell, and from the master bedroom. Glimpses of Bedford visible from the back bedroom.

â€¢Spacious Layout: Boasting 3 bedrooms plus a den, eat-in kitchen, and more, this home provides ample space for comfortable living. The master bedroom stands out with its views, vaulted ceiling, walk-in closet, and an ensuite bath, offering a serene retreat. The garage and many closets provide ample storage/workshop/hobby space. â€¢Basement Potential: With new density rules in place, there may be potential to convert the basement into a suite (buyer to verify), adding versatility and value to the property. Help to cover mortgage costs or keep your distance from your inlaws. â€¢Ideal Location: Nestled in a great family neighborhood, this residence offers the perfect balance of convenience and tranquility. Just two minutes away from the Circ Highway and the new bridge, getting anywhere in the city is a breeze. Yet, the home remains tucked away, fostering a sense of community and serenity. Community Vibes: Experience the warmth of a close-knit



community while being in proximity to all the amenities and conveniences Dartmouth has become so famous for. Nearby parks, schools, new local dining and entertainment options, everything is close. Step into a home that's modern, fresh, clean, and move-in ready. Create an inviting ambiance that's ready to welcome you home. Don't miss your chance to make 198 Nadia your own and experience for yourself exactly what makes Dartmouth great.

Built in 2009

**Essential Information**

MLS® #	202411888
Price	\$495,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,680
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 18th, 2024

**Community Information**

Address	198 Nadia Drive
Area	Halifax - Dartmouth
District	10-Dartmouth Downtown to Burnside
Sub-District	10-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 0A9

**Amenities**

Utilities	Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking	Garage, Paved
View	Harbour

### **Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator
Heating	Baseboard, Furnace
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Stories	2 Storey, Three Or More
Has Basement	Yes
Basement	Finished

### **Exterior**

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

### **Additional Information**

Zoning	ER-3
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### **Listing Details**

Listing Office	Air Realty Limited
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