

# \$539,900 - 30 A Wildwood Boulevard, Dartmouth

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MLS® #202413033

**\$539,900**

5 Bedroom, 3.00 Bathroom, 2,164 sqft

Residential on 0.13 Acres

17-C, Dartmouth, NS

Envision waking up with the birds, indulging in your morning coffee and then heading out for a morning stroll on Cranberry Lake Trail, just steps from your doorway! You'll find this uniquely designed abode nestled on a quiet, tree-lined boulevard in the heart of a lush, green neighbourhood. A serene escape from the daily hustle and bustle of Dartmouth's city life, you'll also be near some of the best beaches on the Eastern Shore! The layout includes multiple living spaces that can easily be configured for various uses. Upon entry, the warmth of the sunlit living room greets you warmly. The lovely french doors lead to an incredibly large deck that's Ideal for summer barbecues, container gardening, sunbathing and peaceful afternoon reading. You can be sure this home has hosted countless family gatherings, in the spacious kitchen that has been the heart of culinary creations for years. Downstairs, can be used as is, or as a separate rental unit or in-law suite, providing flexibility and potential income opportunities. With 5 bedrooms full of character and charm, everyone has their unique space to hide away for some quiet time. There's 2 full baths, lots of storage, and downstairs, access to the 1.5 wide car garage. This pleasant home in a fantastic neighbourhood not only emphasizes environmental friendliness with its abundant greenery but also offers tranquility that is increasingly rare in urban settings. So convenient for all ages, close to shopping and amenities, parks, trails, basketball and tennis



courts. Take advantage of all there is to offer at Cole Harbour Place, the library and easy highway access to get you where you need to go. If you're looking for a unique home that's awesome for kids and pets, with tons of character and a potential income booster, you must come and see this Dartmouth gem!

Built in 1997

**Essential Information**

MLS® #	202413033
Price	\$539,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,164
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 15th, 2024

**Community Information**

Address	30 A Wildwood Boulevard
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-C
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2W 2L8

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, 1.5, Concrete, Double
# of Garages	2

## Interior

Interior Features	Secondary Suite, High Speed Internet
Heating	Baseboard
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Finished

## Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Mount Edward Elementary School
Middle	Eric Graves Memorial Junior High School
High	Woodlawn High

## Additional Information

Zoning	R1
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## Listing Details

Listing Office	Royal LePage Atlantic
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