

# \$574,900 - 9 Lethbridge Avenue, Dartmouth

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MLS® #202413117

**\$574,900**

4 Bedroom, 2.00 Bathroom, 2,410 sqft

Residential on 0.22 Acres

14-B, Dartmouth, NS

Welcome home to 9 Lethbridge Avenue in the always popular Shubie Park area of Dartmouth, close to all amenities and great schools! This open concept 4 bedroom home is big enough for the whole family, has seen many recent upgrades over the years and is situated on a fully landscaped lot, full of easy care perennials and offers a detached, wired 18x20 garage in the back! This home is truly a Buyer's dream, as you can move in and do nothing! As you enter the main floor, you will love the gleaming hardwood floors, the bright open-concept layout and the cozy feel! The living room is freshly painted and offers a cozy fireplace and ductless heat pump for added heating saving and cooling in the summer! The rear facing, eat-in kitchen offers gleaming custom cabinets and has an abundance of cabinet, counter space and windows! My favorite is the huge full length window overlooking the private fully treed backyard! There are also patio doors also leading to a huge rear deck, perfect for entertaining! The 3 bedrooms on this level are all great sizes and offer spacious closets with lots of shelving! The main floor bath is large and offers an updated vanity and tub surround! The lower level offers a huge rec room space pot lighting and another ductless heat pump, a large, fourth bedroom with bonus walk in closet, a handy utility space or workshop, and another bonus office or den area plus 2nd full bathroom! This home is very special and homes do not come up for sale in this area



often, so call your favorite Realtor today!

Built in 1972

**Essential Information**

MLS® #	202413117
Price	\$574,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,410
Acres	0.22
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 2nd, 2024

**Community Information**

Address	9 Lethbridge Avenue
Area	Halifax - Dartmouth
District	14-Dartmouth Montebello, Port Wallace, Keystone
Sub-District	14-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2X 2M6

**Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Paved
# of Garages	1

**Interior**

Interior Features	High Speed Internet
Heating	Baseboard, Ductless

Fireplace	Yes
Fireplaces	Fireplace(s)
Has Basement	Yes
Basement	Finished

### **Exterior**

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

### **School Information**

Elementary	Michael Wallace Elementary School
Middle	Caledonia Junior High School
High	Woodlawn High

### **Additional Information**

Zoning	R-1
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### **Listing Details**

Listing Office	Century 21 Trident Realty Ltd.
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