

\$449,900 - 12 Helene Avenue, Dartmouth

MLS® #202415249

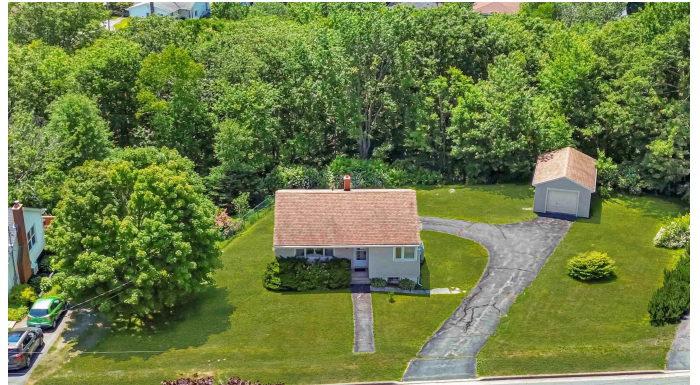
\$449,900

3 Bedroom, 1.00 Bathroom, 1,396 sqft

Residential on 0.30 Acres

17-A, Dartmouth, NS

Welcome to 12 Helene Avenue, a charming two-level bungalow in the heart of Dartmouth, Nova Scotia. Built in 1955, this exceptionally well-maintained home offers just shy of 1,400 square feet of finished living space. Featuring three bedrooms, this home provides ample space for families or individuals seeking room to grow. The generous lot size also presents a unique opportunity for potential subdivision, subject to city approval, adding future value to this versatile property. The main level includes two sizable bedrooms, while the finished basement hosts a third bedroom, perfect for guests or as a private retreat. Additionally, the basement features a workshop as well as a walk-out and has the potential to be converted into a second unit. This provides an excellent opportunity for rental income or extended family living! Convenience is at your doorstep with this prime location. You'll find all the popular and important amenities that Dartmouth and Halifax have to offer just minutes away. The NSCC Akerley campus is within walking distance, making it perfect for students or staff. Commuters will appreciate the easy access to downtown Halifax, a brief 20 -minute drive. The Halifax airport is also only 22 minutes away, making this location exceptionally central. The property also includes a single detached garage and a paved driveway, offering secure parking and extra storage. 12 Helene Avenue combines mid-century charm with modern convenience, making it a must-see. Don't miss the



chance to make this delightful home your own
and enjoy the best of Dartmouth living.
Contact us today to schedule a viewing!

Built in 1955

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 202415249 |
| Price | \$449,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,396 |
| Acres | 0.30 |
| Year Built | 1955 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Bungalow |
| Status | Closed |
| Date Sold | August 8th, 2024 |

Community Information

| | |
|--------------|--|
| Address | 12 Helene Avenue |
| Area | Halifax - Dartmouth |
| District | 17-Woodlawn, Portland Estates, Nantucket |
| Sub-District | 17-A |
| City | Dartmouth |
| County | Halifax |
| Province | NS |
| Postal Code | B2X 1G4 |

Amenities

| | |
|----------------|---|
| Utilities | Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 3 |
| Parking | Detached, Single, Double, Paved |
| # of Garages | 1 |

Interior

| | |
|-------------------|---------------------|
| Interior Features | High Speed Internet |
|-------------------|---------------------|

| | |
|--------------|-------------------------------------|
| Heating | Forced Air, Furnace, Stove |
| Fireplace | Yes |
| Fireplaces | Wood Burning Stove |
| # of Stories | 2 |
| Stories | Two |
| Has Basement | Yes |
| Basement | Partially Finished, Walk-Out Access |

Exterior

| | |
|-----------------|--|
| Lot Description | Under 0.5 Acres, Cleared, Landscaped, Wooded |
| Roof | Asphalt |
| Construction | Vinyl Siding |
| Foundation | Concrete Perimeter |

School Information

| | |
|------|---------------|
| High | Woodlawn High |
|------|---------------|

Additional Information

| | |
|--------|-------------------------------|
| Zoning | R-1 - RESIDENTIAL LOW DENSITY |
|--------|-------------------------------|

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Exit Real Estate Professionals |
|----------------|--------------------------------|

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Listing information last updated on October 13th, 2025 at 8:02pm ADT