

\$635,000 - 46/46a Lucien Drive, Woodlawn

MLS® #202415496

\$635,000

6 Bedroom, Bathroom,
Residential Income on 0.14 Acres

17-A, Woodlawn, NS

This exceptional side-by-side duplex on Lucien Drive holds plenty of potential. Live on one side and rent the other, rent both, or explore subdivision options and resell each side individually. Each unit comprises three bedrooms and one bathroom, with hardwood floors throughout. The units are fully independent with separate power and water meters, oil tanks (2017) , and forced air furnaces. Significant upgrades include a new metal roof (2022), new siding (2023), and newly paved driveways and concrete steps (2024). One unit is vacant, ready for new occupants, while the other has tenants in place. Both units will be vacant upon possession. Reach out to learn more!



Built in 1969

Essential Information

MLS® #	202415496
Price	\$635,000
Bedrooms	6
Acres	0.14
Year Built	1969
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	September 3rd, 2024

Community Information

Address	46/46a Lucien Drive
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-A
City	Woodlawn
County	Halifax
Province	NS
Postal Code	B2W 2J2

Amenities

Parking	Paved
---------	-------

Interior

Appliances	Oven, Dryer, Refrigerator, Stove
Heating	Forced Air
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Admiral Westphal Elementary School
Middle	Eric Graves Memorial Junior High School
High	Woodlawn High

Additional Information

Zoning	R-2
--------	-----

Listing Details

Listing Office	Press Realty Inc.
----------------	-------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 14th, 2025 at 7:02am ADT