

# \$749,900 - 7 & 7 1/2 Anderson Street, Dartmouth

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MLS® #202423908

**\$749,900**

5 Bedroom, Bathroom,  
Residential Income on 0.12 Acres

17-B, Dartmouth, NS

This versatile property in the heart of a family-friendly Dartmouth neighbourhood is perfect for owner occupancy or as an investment opportunity. Close to schools, shopping, and amenities, the property offers over 3,000 sq. ft. of combined living space across two spacious units. Only 3min walk to Landrace Park, 5min drive to NSCC, under 6min drive to lakes/walking trails, and near major bus routes for the most convenience. The main level features a large, open-concept ash cabinet kitchen equipped with a fridge, stove, dishwasher, and over-the-range microwave. The floor plan includes two bedrooms, with the primary bedroom boasting a beautifully renovated ensuite featuring a custom-tiled shower and a large walk-in closet. This level also includes a dining room, living room, ash hardwood flooring, and convenient stacking washer and dryer. The fully finished basement expands the living area with a large rec room, an additional bedroom, a den, and a utility room. The second unit, located on the upper level, is equally spacious. It includes two bedrooms, a living room, and an oak kitchen with a fridge, stove, and dishwasher. The dining area opens to a patio deck, and the unit is complete with a renovated 4-piece bath and stacking washer and dryer. Completely gutted and renovated in 2008, the property offers updated windows, roof shingles, two fully ducted heat pumps, two electrical panels, new decking, kitchen cabinets, interior trim, and flooring, among many other improvements.



Both units are currently vacant, presenting the buyer with the opportunity to achieve full market rents or live in one unit while renting the other to help offset mortgage costs. This is truly a unique opportunity for savvy buyers!

Built in 1962

**Essential Information**

MLS® #	202423908
Price	\$749,900
Bedrooms	5
Acres	0.12
Year Built	1962
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	November 6th, 2024

**Community Information**

Address	7 & 7 1/2 Anderson Street
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2W 2T6

**Amenities**

Utilities	Electricity Connected
Parking Spaces	2
Parking	Double, Paved

**Interior**

Interior Features	Ensuite Bath
Appliances	Stove, Dishwasher, Washer/Dryer, Microwave, Range Hood
Heating	Heat Pump
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Lot Description              Under 0.5 Acres  
Roof                              Asphalt  
Construction                Brick  
Foundation                  Concrete Perimeter

**School Information**

Elementary                  Brookhouse Elementary School  
Middle                         Ellenvale Junior High School  
High                             Woodlawn High

**Additional Information**

Zoning                         R-2

**Listing Details**

Listing Office                Royal LePage Atlantic (Dartmouth)

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