

# \$374,900 - 13 Chestnut Lane, Dartmouth

MLS® #202425645

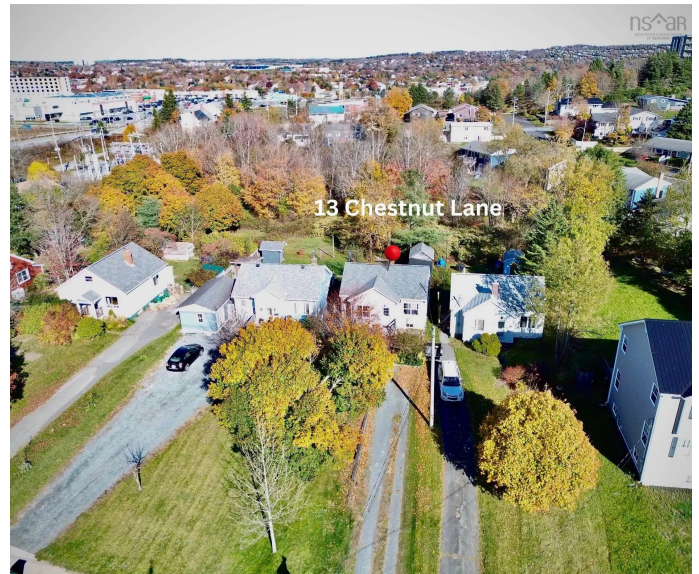
**\$374,900**

3 Bedroom, 1.00 Bathroom, 1,004 sqft

Residential on 0.15 Acres

12-D, Dartmouth, NS

Location, Location, Location! Welcome to 13 Chestnut Lane, a stunning 1.5-storey home situated on a generous 6,500 sq. ft. lot in the highly sought-after Southdale neighborhood. Just minutes from Downtown Dartmouth and close to all amenities, this home is ideal for families, professionals, or investors looking to expand their portfolio. The property offers 3 Bedrooms with the Primary suite situated on the 2nd-level loft for added privacy; 2 bedrooms located on the main level – ideal for use as a home office, den, or guest room. Inviting, cozy living area, bright kitchen with a dining nook. The backyard has a fully fenced yard backing onto green space, offering tranquility and privacy. Includes a woodshed and additional storage shed. Attention all Investors and Developers the ER-2 zoning provides the unique opportunity to add a backyard suite or explore other attractive development options. Recent upgrades include Heat pumps installed on both main and second levels (2021), new hot water tank (2024), new electric baseboards in the kitchen and 2nd floor (2015), new stainless steel fridge (2023), new range (2024), added an interior foyer door (2023), new backyard fence (2023), new roof (2018). This Southdale gem combines charm, value, and endless potential, making it perfect for those seeking a warm, comfortable home with investment opportunities. Don't miss out on this exceptional property!



Built in 1945

Essential Information

MLS® #	202425645
Price	\$374,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,004
Acres	0.15
Year Built	1945
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 9th, 2024

Community Information

Address	13 Chestnut Lane
Area	Halifax - Dartmouth
District	12-Southdale, Manor Park
Sub-District	12-D
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2Y 3X1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Freezer, Range Hood, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

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

**School Information**

Elementary                    Dartmouth South Academy  
Middle                         Dartmouth South Academy

**Additional Information**

Zoning                         ER-2

**Listing Details**

Listing Office                 RE/MAX Nova

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Listing information last updated on October 14th, 2025 at 6:02am ADT