

# \$350,000 - 2 Ellen Drive, Woodlawn

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MLS® #202425918

## \$350,000

4 Bedroom, 1.50 Bathroom, 1,860 sqft

Residential on 0.13 Acres

17-C, Woodlawn, NS

Situated only minutes from NSCC Akerley Campus and close to all amenities, this split-entry home combines spacious living areas with thoughtful updates for modern comfort. Upon entering the upper floor there is a spacious living room, dining room, and well-appointed kitchen; a perfect layout for everyday family living and entertaining. Three bright and airy bedrooms and a full bathroom complete this level, offering ample space for family members or guests. Downstairs, a large rec room awaits, centred around a beautiful stone fireplace that adds warmth and a cozy ambiance. An additional bedroom on this level is ideal for guests, teenagers, or a home office. The convenience of a half bathroom and a dedicated laundry room makes the lower level even more practical. Recent updates include a high-efficiency propane furnace, tankless propane hot water system, and new basement windows, enhancing both comfort and energy savings. Step outside to find a fully fenced backyard, providing a private oasis for children, pets, or gardening enthusiasts. The small deck is perfect for relaxing with a morning coffee or unwinding after a long day. This well-maintained home is a true gem, ready to welcome its new owners to the Woodlawn community.



Built in 1970

## Essential Information

MLS® #	202425918
Price	\$350,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,860
Acres	0.13
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	December 9th, 2024

### **Community Information**

Address	2 Ellen Drive
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-C
City	Woodlawn
County	Halifax
Province	NS
Postal Code	B2W 2J8

### **Amenities**

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Paved, Single

### **Interior**

Interior Features	High Speed Internet
Appliances	Oven, Stove, Refrigerator
Heating	Forced Air, Furnace
Fireplace	Yes
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

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

**School Information**

Elementary	Mount Edward Elementary School
Middle	Eric Graves Memorial Junior High School
High	Woodlawn High

**Additional Information**

Zoning	R1
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**Listing Details**

Listing Office	Royal LePage Atlantic (Dartmouth)
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