

# \$649,900 - 40 Kingston Crescent, Dartmouth

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MLS® #202426236

**\$649,900**

5 Bedroom, 2.50 Bathroom, 2,606 sqft

Residential on 0.17 Acres

13-A, Dartmouth, NS

One Owner Custom-Built Family Home in the highly sought-after neighbourhood of Crichton Park - A Must-See! Welcome to 40 Kingston Cres. A perfect blend of functionality & prime location, this pristine 2606sqft family home sits on a spacious 7370sqft lot, backing onto tranquil green space. Exceptional landscaped curb appeal with an exposed aggregate walkway leading you to a grand, wide entryway. Inside, this home is flooded with natural light & exudes a sense of warmth and care. Pride of ownership is evident at every turn, with an immense list of updates & thoughtful upgrades throughout including recent windows, back & side doors, kitchen, roof, & electrical (200 amp). The home is in pristine condition inside & out. The main level features perfectly preserved hardwood floors & a spacious living rm with electric fireplace. Custom wallpaper and oversized windows invite in an abundance of natural light. The primary bedrm on this level offers views of the picturesque backyard and includes a 3pc ensuite. 2 additional spacious bedrms & a well-appointed 4pc bathrm complete this level. The lower level offers even more living space, ideal for growing families or those seeking flexibility. The large living rm with propane fireplace & wet bar offers a cozy & inviting atmosphere. The wet bar area can easily be converted into a kitchenette for potential in-law suite or an additional living space. Down the hall, youâ€™ll find 2 more spacious, bright bedrms, a laundry rm, 1/2 bath, & a



den/garage space. Situated in the heart of Crichton Park, this home is mere minutes from Dartmouth’s best schools, shopping, parks, and public transit (including school bus routes). Brightwood Golf Course, trendy downtown Dartmouth, and the MacDonald Bridge to downtown Halifax are all within a 5min drive & Bedford just 20 minutes away, making this location ideal for commuting and enjoying all that the HRM has to offer. With immaculate updates & a prime location, this stunning home truly has it all.

Built in 1973

**Essential Information**

MLS® #	202426236
Price	\$649,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,606
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 16th, 2025

**Community Information**

Address	40 Kingston Crescent
Area	Halifax - Dartmouth
District	13-Crichton Park, Albro Lake
Sub-District	13-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 2M2

## Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	1.5, Paved
# of Garages	2

## Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Oven, Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished

## Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Brick, Cementitious Board
Foundation	Concrete Perimeter

## School Information

Elementary	Crichton Park Elementary School
Middle	Bicentennial School
High	Dartmouth High School

## Additional Information

Zoning	ER-3
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## Listing Details

Listing Office	Red Door Realty
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