

# **\$529,900 - 42 & 42b Beaver Crescent, Cole Harbour**

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MLS® #202501991

**\$529,900**

4 Bedroom, 2.00 Bathroom, 2,020 sqft

Residential on 0.14 Acres

16-A, Cole Harbour, NS

Welcome to the Cutest Duplex in Dartmouth!  
Looking for a cozy, income-generating property with a ton of charm? Look no further than this adorable duplex on Beaver Crescent! With its unbeatable location and fantastic features, this over-under unit offers a great opportunity for first-time investors, or those looking to help their kids, parents or siblings with a bit of extra space. Key Features: 2 Bedrooms + Den in Both Units - Perfect for young professionals, couples, or multi-families. The upstairs unit features spacious living, including a lovely oak kitchen and a separate dining area. Recent Upgrades: Freshly painted throughout, new front and back decks, and a roof that's less than 5 years old. Plus, the driveway's been paved for easy parking! Separate Entrances and Power Meters - Total privacy, with each unit having its own entrance, power meter, and laundry. The only thing shared? The water! Live in one unit and rent out the other to help pay your mortgage, or keep both units occupied for even more rental income. The downstairs unit also has a separate entrance, making it perfect for extended family! Outdoor Living - Both units feature their own private outdoor space to enjoy, plus a shed for extra storage. Bonus Features: plenty of off-street parking, a spacious bonus den, perfect for a home office or gym & back patio access for both units-perfect for entertaining! Whether you're looking for a mortgage helper, a way to keep family close but with a little



privacy, or simply want to expand your investments - 42 Beaver Crescent is ready for its next chapter.

Built in 1989

**Essential Information**

MLS® #	202501991
Price	\$529,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,020
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 11th, 2025

**Community Information**

Address	42 & 42b Beaver Crescent
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-A
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2V 1C9

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Parking Spaces(s), Paved

**Interior**

Interior Features	Secondary Suite, High Speed Internet
Appliances	Range, Dryer, Washer, Refrigerator, Other
Heating	Baseboard
Stories	Split Entry

Has Basement	Yes
Basement	Finished, Walk-Out Access

### **Exterior**

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

### **School Information**

Elementary	Caldwell Road Elementary School
Middle	Astral Drive Junior High School
High	Auburn Drive High School

### **Additional Information**

Zoning	R2
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### **Listing Details**

Listing Office	Royal LePage Atlantic
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