

\$489,900 - 49 A&b Lynn Drive, Dartmouth

MLS® #202504001

\$489,900

6 Bedroom, Bathroom,
Residential Income on 0.14 Acres

12-D, Dartmouth, NS

Prime Investment Opportunity! Discover the perfect blend of homeownership and income potential with this fantastic side-by-side duplex! Nestled in a sought-after, family-friendly neighbourhood, this property offers the convenience of a walkable location—just minutes from schools, amenities, and transit routes. Situated on a spacious, private lot backing onto serene green space, each unit features 3 bedrooms, a full bathroom, a bright and airy living room, eat-in kitchen. Step outside to enjoy the large patio—ideal for outdoor entertaining. Recent updates include a new roof (2021) and upgraded electrical. The lower levels are unfinished, offering a blank canvas for future expansion, whether it’s a rec room, additional living space, or extra storage. Live in one unit and rent out the other—an incredible opportunity to build equity while generating income. Don't miss out!



Built in 1963

Essential Information

MLS® #	202504001
Price	\$489,900
Bedrooms	6
Acres	0.14
Year Built	1963
Type	Residential Income
Sub-Type	Duplex

Status	Closed
Date Sold	June 5th, 2025

Community Information

Address	49 A&b Lynn Drive
Area	Halifax - Dartmouth
District	12-Southdale, Manor Park
Sub-District	12-D
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2Y 3V8

Amenities

Parking	Block, Brick, Circular Driveway, Dirt
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Interior

Appliances	Stove, Refrigerator
Heating	Forced Air, Hot Water
Has Basement	Yes
Basement	Full, Finished

Exterior

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

School Information

Elementary	Dartmouth South Academy
Middle	Dartmouth South Academy
High	Dartmouth High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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