

# \$724,900 - 9 Southhaven Close, Dartmouth

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MLS® #202504860

**\$724,900**

2 Bedroom, 2.00 Bathroom, 1,832 sqft

Residential on 0.22 Acres

16-B, Dartmouth, NS

Welcome to this fantastic two-bedroom, two-bathroom R-2000 bungalow with an attached garage and a walkout basement! Offering a bright, open layout, quality finishes, and incredible potential, this home is designed for comfortable living. With a fully ducted heat pump system, youâ€™ll enjoy efficient heating and cooling year-round. Plus, the home is equipped with a Genelink and generator, providing peace of mind during power outages. Step inside to a spacious foyer that flows seamlessly into the open-concept living and dining area â€“ perfect for entertaining. The stylish eat-in kitchen features rich wood cabinetry, granite countertops, and stainless steel appliances, with an adjoining family room providing even more space to relax. The primary bedroom offers a generous layout with a well-organized walk-in closet and a four-piece ensuite featuring a soaker tub and stand-up shower. The secondary bedroom is also a great size and is located next to the main four-piece bath and the conveniently placed laundry closet. The walkout basement is fully insulated with egress windows and two exits, offering incredible potential for additional living space. With rough-ins for a bathroom and kitchen already in place, the possibilities are endless. Outside, the covered porch is perfect for morning coffee or evening gatherings, while the level backyard provides ample space for outdoor activities, gardening, or a cozy fire pit area. With its R-2000 construction, energy efficiency, backup power



system, and impressive future potential, this bungalow is a must-see. Donâ€™t miss your chance to make it yours.

Built in 2004

**Essential Information**

MLS® #	202504860
Price	\$724,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,832
Acres	0.22
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	March 26th, 2025

**Community Information**

Address	9 Southhaven Close
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2W 6P8

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Other
Parking Spaces	2
Parking	Attached, Detached, Heated Garage, Wired, Double, Paved

**Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator

Heating	Forced Air, Furnace, Heat Pump
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

## **Exterior**

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

## **School Information**

Elementary	Portland Estates Elementary School
Middle	Ellenvale Junior High School
High	Woodlawn High

## **Additional Information**

Zoning	CDD
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## **Listing Details**

Listing Office	Century 21 Trident Realty Ltd.
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