

\$449,000 - 2 Orcadian Court, Dartmouth

MLS® #202507988

\$449,000

3 Bedroom, 2.00 Bathroom, 1,703 sqft

Residential on 0.26 Acres

15-B, Dartmouth, NS

Welcome to 2 Orcadian Court, located on a quiet cul-de-sac in one of Cole Harbour's most established neighbourhoods. Originally built as the R2000 show home for the area, this property is known for its solid wood construction, tongue-and-groove sheathing, and exceptional energy efficiency. Set on a rare double lot, it offers not only space and privacy, but exciting potential for future additions, pending municipal approval. Lovingly maintained and thoughtfully updated over the years, the home strikes the perfect balance between original charm and modern convenience. Exterior updates include hand-applied paint over a meticulously prepared surface, siding repairs, a new side deck with gate for extra outdoor living space, and a refreshed driveway. Mature trees around the home have been trimmed to improve safety and natural light. Inside, the layout is warm, welcoming, and practical. Upstairs, the bedrooms feature new flooring and trim, while both bathrooms have been refreshed with updated fixtures. The kitchen has been recently painted and now feels bright and cheerful—ready for family meals or weekend baking sessions. The front portion of the roof was replaced in 2022, and the front entry door has been repaired, resealed, and painted. A carport garage sits on a solid rock-and-gravel pad in the backyard, with a cleared area nearby ready for your future plans. There's even a charming wood stove in the backyard—perfect for cozy fires on cool



evenings, and the seller is happy to include it for the next owner. This home has been loved and cared for by the same owner for the past 15 years, and it shows - from thoughtful updates to the well-kept grounds. Ideally located just around the corner from schools and Cole Harbour Place, and only minutes to shopping, restaurants, and Forest Hills Parkway, this is a home that offers comfort, convenience, and opportunity in one package.

Built in 1982

Essential Information

MLS® #	202507988
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,703
Acres	0.26
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 4th, 2025

Community Information

Address	2 Orcadian Court
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2W 4X6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking	No Garage, Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Heat Pump
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Hardwood Bush, Partial Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Joseph Giles Elementary School
Middle	Graham Creighton Junior High School
High	Auburn Drive High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 12th, 2025 at 4:32pm ADT