

\$1,195,000 - 61 Courtney Road, Dartmouth

MLS® #202508408

\$1,195,000

10 Bedroom, Bathroom,
Residential Income on 0.10 Acres

10-B, Dartmouth, NS

Exceptional investment opportunity delivering immediate, stable income in a high-demand location. This modern, purpose-built triplex is just two years old and fully leased with strong fixed-term tenants paying \$2,950, \$2,895, and \$2,300 per month. Featuring two spacious four-bedroom units and one well-designed two-bedroom unit, the property offers a total of \$8,145/month in gross rental income. Each unit is separately metered and includes its own energy-efficient heat pump and in-suite laundry, reducing owner expenses and increasing tenant satisfaction. Designed for low maintenance, the exterior features a durable metal roof, clean asphalt driveway, and no lawn to maintain. A designated garbage enclosure ensures a tidy appearance and efficient waste management. Centrally located near Burnside Park, both bridges, and public transit, this property combines long-term rental appeal with solid construction and easy ownership. A rare chance to acquire a turnkey asset with strong returns and minimal overhead.



Built in 2023

Essential Information

MLS® #	202508408
Price	\$1,195,000
Bedrooms	10
Acres	0.10

Year Built	2023
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Date Sold	July 4th, 2025

Community Information

Address	61 Courtney Road
Area	Halifax - Dartmouth
District	10-Dartmouth Downtown to Burnside
Sub-District	10-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 4C3

Amenities

Utilities	Electricity Connected
Parking	Parking Spaces(s), Paved, Shared

Interior

Appliances	Oven, Stove, Washer/Dryer, Range Hood, Refrigerator, Dishwasher, Microwave, Washer, Dryer
Heating	Ductless
Basement	None

Exterior

Lot Description	Under 0.5 Acres
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Harbour View Elementary School
Middle	John Martin Junior High School
High	Dartmouth High School

Additional Information

Zoning	ER-3
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Listing Details

Listing Office Exit Realty Metro

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Listing information last updated on October 13th, 2025 at 11:02pm ADT