

# \$499,900 - 40 Oakwood Ave, Dartmouth

MLS® #202509493

**\$499,900**

4 Bedroom, 2.00 Bathroom, 2,017 sqft

Residential on 0.14 Acres

17-B, Dartmouth, NS

Charming 3 + 1 bedroom bungalow located in Woodlawn. This home has been lovingly enjoyed by a family for the last 25 plus years. The main floor features a newly renovated open kitchen with stainless appliances, living room with electric fireplace, original hardwood floors and ductless mini split. 3 bedrooms are located on the main level, along with a primary showcasing built in storage and a 4 pc bath. To the lower level is a spacious recreation room with wood stove, the 4th bedroom, den/office space, 3 pc bath and plenty of storage. The rear outdoor space is a great oasis to enjoy the warm evenings. Many upgrades over the years including kitchen, roof 2023/24, lower level bathroom, fresh paint throughout and exterior decks painted. With schools, shops, and transport links all within easy reach, this delightful bungalow is ready to welcome its new owners.



## Essential Information

MLS® #	202509493
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,017
Acres	0.14
Type	Residential

Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 27th, 2025

### **Community Information**

Address	40 Oakwood Ave
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2W 3C9

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected
Parking	None

### **Interior**

Interior Features	High Speed Internet
Heating	Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Electric
Has Basement	Yes
Basement	Finished

### **Exterior**

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

### **School Information**

Elementary	Brookhouse Elementary School
Middle	Ellenvale Junior High School
High	Woodlawn High

### **Additional Information**

Zoning R1

## **Listing Details**

Listing Office Royal LePage Atlantic

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