

\$299,900 - 18 Nivens Avenue, Dartmouth

MLS® #202511116

\$299,900

1 Bedroom, 1.00 Bathroom, 430 sqft

Residential on 0.13 Acres

10-B, Dartmouth, NS

Attention developers, contractors and investors, Opportunity to purchase a lot at 18 Niven's Avenue with Great Harbour Views! This Lot measuring at 5,700 sq ft lot in a prime Downtown Dartmouth location. Currently occupied by a charming 1-bedroom bungalow, this property is being sold as is, and is zoned ER-3, offering exciting development and multi-unit potential. Situated on an elevated, semi-private lot, this property boasts unobstructed views of Halifax Harbour; a truly unique feature. Enjoy the convenience of being centrally located near major amenities including public transit, shopping, banks, and more. Inside, the home features an open-concept living and dining area leading to a bright kitchen with newer appliances. Recent updates include modern lighting, upgraded electrical, stackable washer and dryer, and newer windows. The spacious back deck provides breathtaking sunset views every evening. Whether you're looking for a property to live in while planning your dream build, or ready to redevelop immediately, *Property also includes the shed at back and secondary driveway in the rear, this listing offers exceptional potential. Don't miss out on this rare opportunity in one of Dartmouth's most up and coming areas.



Essential Information

MLS® #

202511116

Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	430
Acres	0.13
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 20th, 2025

Community Information

Address	18 Nivens Avenue
Area	Halifax - Dartmouth
District	10-Dartmouth Downtown to Burnside
Sub-District	10-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 4B1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
Heating	Baseboard
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

School Information

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

Additional Information

Days on Market	157
Zoning	ER-3

Listing Details

Listing Office	Exit Realty Metro
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