

\$619,900 - 17-17a Ruben Court, Dartmouth

MLS® #202512886

\$619,900

6 Bedroom, Bathroom,
Residential Income on 0.14 Acres

17-A, Dartmouth, NS

Discover this exceptional duplex in Dartmouth, ideal for investors or homeowners seeking a versatile and income-generating property. Each side of this 3-bedroom, 5-level townhouse offers ample space and a functional layout, including a basement, two bathrooms, a kitchen, a dining area, and a separate living room. One unit has been fully renovated and is ready for occupancy, while the second unit is un-renovated and tenant occupied. This duplex has undergone significant exterior upgrades, including new siding, gutters, soffits, roofs, windows, and exterior doors. 17A Ruben Court is equipped with modern ducted heat pump systems and a 200-amp electrical panel, ensuring energy efficiency and year-round comfort. These updates reduce maintenance costs and enhance the property's appeal to tenants. Situated in a prime location, the property is within walking distance to local schools, the Nova Scotia Community College (NSCC), and essential amenities. Its position on a major bus route provides easy access to public transit, making it highly attractive to students, families, and professionals. The neighborhood also offers convenient access to shopping, dining, parks, and recreational facilities, further boosting its appeal. There are appliances in the renovated side, pictures are an example of the renovations when completed.



Essential Information

| | |
|-----------|--------------------|
| MLS® # | 202512886 |
| Price | \$619,900 |
| Bedrooms | 6 |
| Acres | 0.14 |
| Type | Residential Income |
| Sub-Type | Duplex |
| Status | Closed |
| Date Sold | July 31st, 2025 |

Community Information

| | |
|--------------|--|
| Address | 17-17a Ruben Court |
| Area | Halifax - Dartmouth |
| District | 17-Woodlawn, Portland Estates, Nantucket |
| Sub-District | 17-A |
| City | Dartmouth |
| County | Halifax |
| Province | NS |
| Postal Code | B2X 1L9 |

Amenities

| | |
|-----------|-----------------------|
| Utilities | Electricity Connected |
| Parking | Parking Spaces(s) |

Interior

| | |
|--------------|--|
| Appliances | Stove, Refrigerator, Dishwasher, Washer, Dryer |
| Heating | Forced Air |
| Has Basement | Yes |
| Basement | Partially Finished |

Exterior

| | |
|-----------------|--------------------|
| Lot Description | Under 0.5 Acres |
| Roof | Asphalt |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|--------|----|
| Zoning | R2 |
|--------|----|

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | The Agency Real Estate Brokerage |
|----------------|----------------------------------|

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Listing information last updated on October 14th, 2025 at 7:02am ADT