

# \$399,000 - 10 Courtney Road, Dartmouth

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MLS® #202514179

**\$399,000**

3 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 0.13 Acres

10-B, Dartmouth, NS

Small but mighty with big-time potential! Don't let the size fool you- 10 Courtney Road is bursting with opportunity. This 3-bedroom home may be compact but it's packing some serious punch. Inside, you'll find a spacious living room, full bath and convenient laundry setup plus a walk-out basement just waiting for your next vision- ready to be finished into extra living space or the ultimate storage and hobby zone. Designated ER-3, this property allows up to 7 units as-of-right making it a golden opportunity for investors, builders or savvy homeowners with big plans. The flat, landscaped lot is perfect for relaxing, entertaining, or future expansion and a built-in storage shed has all your tools and garden gear covered. Whether you're a seasoned investor, first-time buyer or someone with a vision and a tool belt this property is your blank canvas. Tucked on a quiet street with quick access to everything you need, it's the kind of place where opportunity knocks - loudly. And with a new roof installed in 2022, the heavy lifting has already begun. With the right touch, this little powerhouse could shine bright. Come see what a mighty little address can do!



Built in 1941

## Essential Information

MLS® #                      202514179

Price                        \$399,000

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 768                     |
| Acres          | 0.13                    |
| Year Built     | 1941                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | August 14th, 2025       |

### Community Information

|              |                                   |
|--------------|-----------------------------------|
| Address      | 10 Courtney Road                  |
| Area         | Halifax - Dartmouth               |
| District     | 10-Dartmouth Downtown to Burnside |
| Sub-District | 10-B                              |
| City         | Dartmouth                         |
| County       | Halifax                           |
| Province     | NS                                |
| Postal Code  | B3A 4B8                           |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Utilities      | Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                       |
| Parking        | No Garage, Paved, Single                                |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | High Speed Internet                              |
| Appliances        | Water Heater, Stove, Dryer, Washer, Refrigerator |
| Heating           | Forced Air                                       |
| Has Basement      | Yes                                              |
| Basement          | Unfinished, Walk-Out Access                      |

### Exterior

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Under 0.5 Acres, Landscaped, Level |
| Roof            | Asphalt                            |
| Construction    | Vinyl Siding                       |
| Foundation      | Concrete Perimeter                 |

## **Additional Information**

Zoning                      ER-3

## **Listing Details**

Listing Office              Royal LePage Atlantic

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Listing information last updated on October 24th, 2025 at 9:47pm ADT