

# \$574,900 - 22 Brookside Avenue, Dartmouth

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MLS® #202519110

## \$574,900

3 Bedroom, 2.00 Bathroom, 1,096 sqft  
Residential on 0.10 Acres

10-C, Dartmouth, NS

Tucked into a quiet, sought-after pocket of Dartmouth, 22 Brookside Avenue offers something truly special: a charming home with a suite in the backyard. The main home is bright, warm, and inviting-featuring three bedrooms, two full baths, and thoughtful updates throughout. A welcoming covered front porch leads into the heart of the home: an updated kitchen with stainless steel appliances that opens to a sunny dining and living area. The main level also offers a recently refreshed full bath and convenient laundry. Upstairs, the spacious primary retreat includes a walk-in closet and a private ensuite complete with skylight and clawfoot tub. Step outside to a sweet, fully fenced backyard with a surprise. The detached 460 sf backyard suite is filled with charm and possibility-ideal for in-laws, adult children, guests, or supplemental rental income. With its own private entrance off Jamieson Street and dedicated yard space, it offers incredible privacy and versatility rarely found in this price range. Set on a 4,488 sq ft (~35 x ~140 ft) lot with frontage on both Brookside Avenue and Jamieson Street and flexible ER-3 zoning with two distinct outdoor spaces, the opportunities are endless-live in one and supplement your mortgage with the other, co-own with family, or enjoy the extra space for work or play. All of this within walking distance to downtown Dartmouth, trendy local shops, parks, lakes, restaurants, and more. A rare chance to put down roots in a thriving community while



investing in your future.

Built in 1940

**Essential Information**

MLS® #	202519110
Price	\$574,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,096
Acres	0.10
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 12th, 2025

**Community Information**

Address	22 Brookside Avenue
Area	Halifax - Dartmouth
District	10-Dartmouth Downtown to Burnside
Sub-District	10-C
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 3B5

**Amenities**

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

**Interior**

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Electric
# of Stories	2

Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Lot Description	Under 0.5 Acres, Landscaped, Level, Wooded
Roof	Asphalt
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	The Agency Real Estate Brokerage
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