

\$425,000 - 182 Caledonia Road, Dartmouth

MLS® #202520544

\$425,000

3 Bedroom, 2.00 Bathroom, 1,409 sqft

Residential on 0.26 Acres

17-A, Dartmouth, NS

Tucked into the welcoming Westphal community of Dartmouth, 182 Caledonia Road is the kind of place you walk into and instantly see what it could become. This charming 1¾-storey, single-family home is offered as an estate sale and invites buyers who value character, space, and the chance to build real equity with thoughtful updates. Inside, a warm living room anchored by a fireplace sets the tone for cozy evenings, while hardwood floors carry through to a formal dining room that's perfect for family meals and easy entertaining. The bright, eat-in kitchen offers plenty of room to reimagine your ideal workspace, and the overall layout delivers four comfortable bedrooms and two bathrooms—flexible for today and adaptable for tomorrow. Downstairs, the lower level hints at exciting possibilities, with space well-suited for an apartment or in-law suite—ideal for multigenerational living or future income support. Comfort comes standard with efficient heat pumps, adding year-round ease while you plan your upgrades. Step outside and the property opens up: a generous 11,000+ square-foot lot with a huge private backyard, a sunny sundeck for weekend gatherings, and a handy shed for tools and hobbies. It's a true outdoor retreat with room to garden, play, or expand your living space. The home is perfectly livable as is, yet ready for modern touches—a terrific fit for first-time buyers looking to personalize, flippers and renovators seeking a solid project, and move-up buyers



wanting space to grow. The Westphal location keeps you connected to daily amenities and commuter routes while offering a quieter residential feel. If youâ€™ve been waiting for a home with good bones, welcoming light, and the kind of lot you rarely find anymore, this is your moment. Bring your vision, roll up your sleeves, and watch your investment take shape in one of Dartmouthâ€™s established neighborhoods. This is an opportunityâ€™in a great locationâ€™with room to dream big.

Built in 1954

Essential Information

MLS® #	202520544
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,409
Acres	0.26
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 3rd, 2025

Community Information

Address	182 Caledonia Road
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-A
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2X 1L4

Amenities

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

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Fireplace(s), Forced Air, Ductless
Fireplace	Yes
# of Stories	1
Stories	1 3/4 Storey
Has Basement	Yes
Basement	Partially Finished

Exterior

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

School Information

High	Woodlawn High
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Additional Information

Zoning	R-1
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Listing Details

Listing Office	Sutton Group Professional Realty
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