

\$350,000 - 18 Dublin Avenue, Bridgewater

MLS® #202522653

\$350,000

4 Bedroom, 2.00 Bathroom, 1,737 sqft

Residential on 0.29 Acres

C1, Bridgewater, NS

Looking for a property with flexibility, function, and long-term potential? This over-under duplex, with potential for generating income, offers just that. With 2 fully separated units, each with its own entrance, driveway, and power meter. The upper unit features a spacious 3-bedroom, 1-bath layout with great natural light and a comfortable flow. Downstairs, the 1-bedroom, plus den, 1-bath unit is well laid out and full of potential – perfect for extended family, guests, or rental income. With a durable metal roof, updated windows, and heat pumps in both units, the important upgrades are already in place. There's also room to add value over time, giving you the chance to improve your investment as you go. Located in a convenient, sought-after area within the Town of Bridgewater and walkable to all amenities, including the outdoor pool, Lahave Landing Park, local pub and restaurants, this property is ideal for anyone looking for a smart, flexible opportunity. Whether you're looking to live in one unit or unlock the full income potential of both, this is a smart move with a huge upside. Come take a look for yourself.



Built in 1972

Essential Information

MLS® # 202522653

Price \$350,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,737
Acres	0.29
Year Built	1972
Type	Residential
Sub-Type	Duplex
Style	Bungalow
Status	Closed
Date Sold	October 3rd, 2025

Community Information

Address	18 Dublin Avenue
Area	South Shore
District	405-Lunenburg County
Sub-District	C1
City	Bridgewater
County	Lunenburg
Province	NS
Postal Code	B4V 2V7

Amenities

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

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres
Roof	Metal
Construction	Shingle Siding
Foundation	Concrete Perimeter

Additional Information

Days on Market	25
Zoning	Res

Listing Details

Listing Office	EXIT Realty Inter Lake
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