

# \$474,900 - 48 Irving Street, Woodside

MLS® #202522320

**\$474,900**

3 Bedroom, 2.00 Bathroom, 1,492 sqft  
Single Family on 0.12 Acres

Woodside, Woodside, Nova Scotia

Welcome to 48 Irving Street a bright, move-in-ready two-storey in Woodside offering 3 bedrooms, 1.5 baths, and ~1,492 sq. ft. of finished living space. A spacious sunlit living room and a formal dining room anchor the main level, highlighted by hardwood throughout. The large updated kitchen features stainless steel fridge, stove, and dishwasher plus a microwave range hood fan. Off the kitchen you will find a convenient 2 piece bathroom and the mudroom that leads out onto your back deck into the backyard. This level has a main-floor laundry room that adds everyday ease. Upstairs, you'll find three comfortable bedrooms, all with hardwood flooring and a classic and bright 4-piece bathroom. Practical upgrades over the years include a studs-out renovation (walls, trim, doors, windows, flooring, lighting, kitchen, baths, insulation, vinyl siding), 200-amp electrical service panel, and roof shingles (2014). Energy-smart improvements include R-20 spray-foam to the basement and a ductless heat pump on the upper level for efficient year-round comfort. Outdoors, enjoy a private, fully fenced backyard with mature trees and a large shed. This space is perfect for entertaining, hosting a big BBQ while kids and pets have plenty of room to run around and play safely. You also have a large concrete driveway with ample parking for multiple vehicles. The location puts you minutes to NSCC Waterfront Campus, Dartmouth General Hospital, the Woodside



Transit and Ferry Terminal, Russell Lake and Dartmouth Waterfront trails, Dartmouth Crossing, downtown and many everyday amenities. Ideal for first-time buyers, investors, young professionals, or parents seeking a smart buy while providing housing for their student at NSCC Waterfront. Book your showing with your REALTOR® today.  
(id:6289)

Built in 1930

**Essential Information**

Listing #	202522320
Price	\$474,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,492
Acres	0.12
Year Built	1930
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	48 Irving Street
Subdivision	Woodside
City	Woodside
Province	Nova Scotia
Postal Code	B2W1K2

**Amenities**

Amenities	Golf Course, Park, Playground, Public Transit, Place of Worship, Beach
Features	Level
Parking	Concrete

**Interior**

Appliances	Oven - Electric, Range - Electric, Stove, Dishwasher, Dryer - Electric, Washer, Microwave Range Hood Combo, Refrigerator
Cooling	Wall unit, Heat Pump

# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Poured Concrete

## Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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Listing information last updated on October 13th, 2025 at 3:16am CDT