



6 Beacon Street

Dartmouth NS B2Y 1Y2

MLS # 202618984

2-bedroom home with a self-contained 2-bedroom lower-level suite offering excellent income potential! Welcome to 6 Beacon Street, a fantastic opportunity to own a versatile home with built-in income potential in one of Dartmouth's most convenient locations. This well-maintained property features a bright and spacious 2-bedroom main level with an open-concept design, a large kitchen overlooking the dining and living areas, and a generous rear deck that overlooks the mostly fenced backyard. The lower level offers a self-contained 2-bedroom apartment with its own private entrance, kitchen and bathroom, making it ideal for generating rental income to help offset your mortgage or for extended family living. Two ductless heat pumps provide efficient year-round heating and cooling, while the roof is approximately 6 years old for added peace of mind. Zoned ER-3, this property offers additional future possibilities (buyer to verify with HRM). Ideally located just steps from Penhorn Lake and walking trails, within walking distance to Alderney Elementary School, Mic Mac Mall and Lake Banook, and only minutes to Downtown Dartmouth, the Halifax ferry, shopping, transit and major commuter routes. Whether you're looking for your first home, an investment property or a mortgage helper, this property offers exceptional value in a highly desirable location. Please note The Seller is offering a Ten Thousand Dollar allowance for Kitec removal and/or decorating.

Presented by Assist 2 Sell, HomeWorks Realty



6 Beacon Street

Dartmouth NS B2Y 1Y2

MLS # 202618984

PID # 40880718

Type SFAM

Square Footage (MLA) 900

Total Fin SqFt (TLA) 1,800

Building Dimensions 36 x 26

Style DTCHD

Lot Size

Garage N

Number of Bedrooms 4

Full Baths 2

Half Baths 0

Building Age 26

Additional Photos



General Property Information and Property Features

Zoning

Monthly Condo Fee

Condo Corp #

Mobile/Leased Land Fees

Mini/Mobile CSA/ABS#

Mini/Mobile Serial #

Water Type

Water Frontage Meas

Inclusions 2 Fridges, 2 Stoves, Dryer, Dishwasher

Exclusions

Elementary School ALDERNELEM

Middle/Jr School ELLENVALEJ

High School WOODLAWN

Fr Imm Elementary School SHANNONPAR

Fr Imm Middle/Jr School DARTMOUTH

Fr Imm High Sch DARTMOUTH

Garage Details

Rental Income

BUILDING STYLE Bungalow

PROPERTY SIZE Under 0.5 Acres

BASEMENT Full, Fully Developed, Walkout

FOUNDATION Poured Concrete

EXTERIOR FINISH Brick, Vinyl

FLOORING Engineered Hardwood, Laminate, Tile

HEATING/COOLING TYPE Baseboard, Heat Pump -Ductless

FUEL TYPE Electric, Oil

WATER SOURCE Municipal

SEWAGE DISPOSAL Municipal

Directions to Property

Prince Arthur to Harris Road to Beacon. Or Portland St. to Manor Dr to Peddars Way to Oathill to Somerset to

Room Type	Level	Dimensions	Room Type	Level	Dimensions
LIVIN	M	16 x 18	BEDRM	L	11 x 10
DINRM	M	Combo	BEDRM	L	10.5 x 9
KITCH	M	14 x 12	KITCH	L	18 x 15
MBED	M	14 x 12			
BEDRM	BEDRM	10 x 11.5			
LIVIN	LIVIN	15 x 11			

Property Overview

2-bedroom home with a self-contained 2-bedroom lower-level suite offering excellent income potential! Welcome to 6 Beacon Street, a fantastic opportunity to own a versatile home with built-in income potential in one of Dartmouth's most convenient locations. This well-maintained property features a bright and spacious 2-bedroom main level with an open-concept design, a large kitchen overlooking the dining and living areas, and a generous rear deck that overlooks the mostly fenced backyard. The lower level offers a self-contained 2-bedroom apartment with its own private entrance, kitchen and bathroom, making it ideal for generating rental income to help offset your mortgage or for extended family living. Two ductless heat pumps provide efficient year-round heating and cooling, while the roof is approximately 6 years old for added peace of mind. Zoned ER-3, this property offers additional future possibilities (buyer to verify with HRM). Ideally located just steps from Penhorn Lake and walking trails, within walking distance to Alderney Elementary School, Mic Mac Mall and Lake Banook, and only minutes to Downtown Dartmouth, the Halifax ferry, shopping, transit and major commuter routes. Whether you're looking for your first home, an investment property or a mortgage helper, this property offers exceptional value in a highly desirable location. Please note The Seller is offering a Ten Thousand Dollar allowance for Kitec removal and/or decorating.

Offered for sale by Assist 2 Sell, HomeWorks Realty

Agents Available 7 days per week to show this home. Learn about how our Flat Fee Program can save you money!

MLS # e 202618984

Status: ACT

Class: RE

Address 6 Beacon Street

Community DARTMOUTH

Province NS

Postal Code B2Y 1Y2

Listing Office:

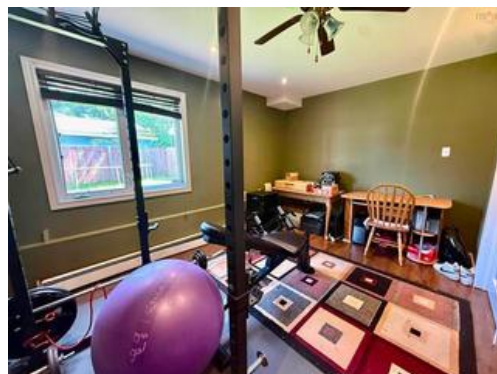
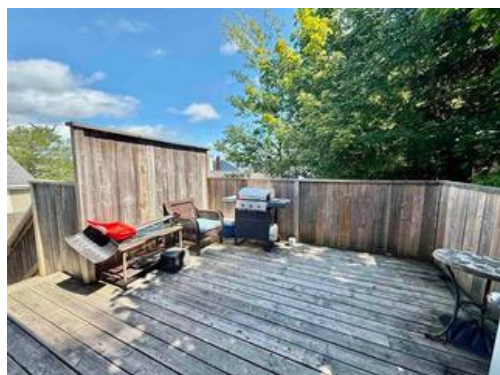
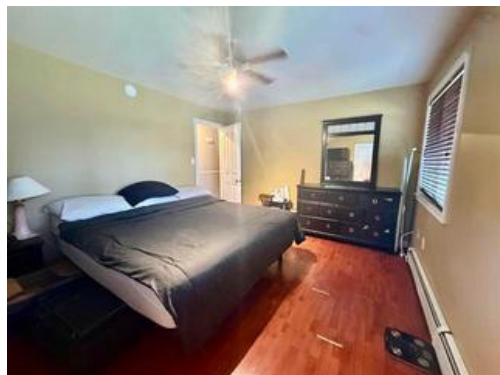
Assist-2-Sell HomeworksRealty



Data provided by the Nova Scotia Association of REALTORS®.

MLS # 202618984

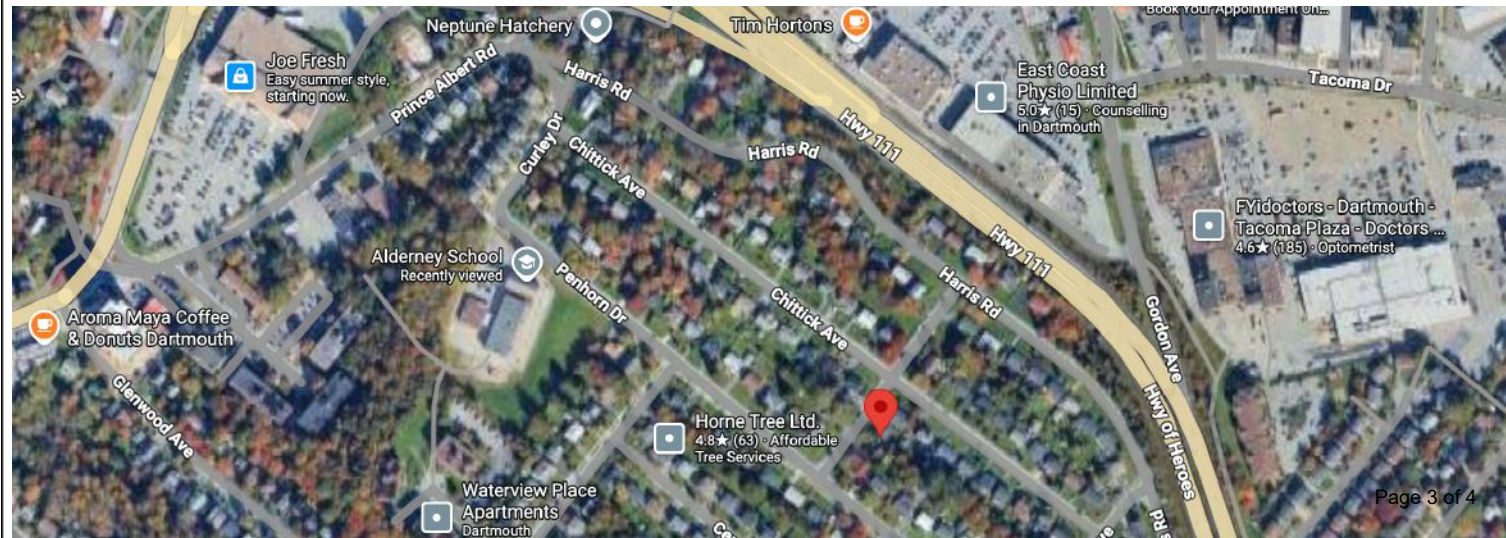
Address6 Beacon Street



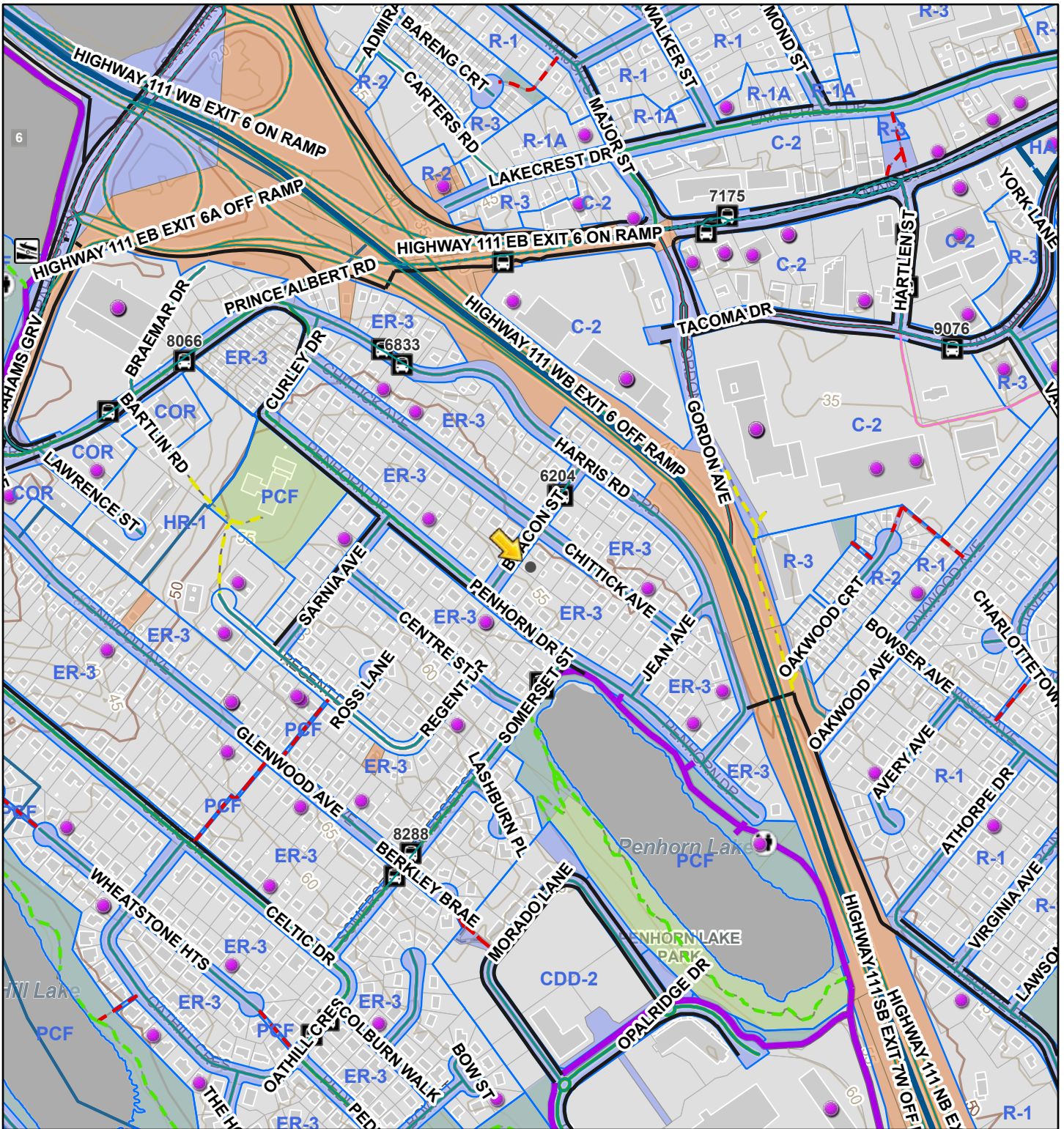
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MLS # 202618984

Address 6 Beacon Street

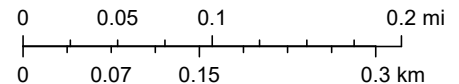


6 Beacon St Dartmouth NS B2Y 1Y2



7/27/2026, 10:57:00 AM

1:9,028



Halifax Regional Municipality



6 Beacon St

Dartmouth, NS

HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub

<https://hoodq.com>

SCHOOLS

With so many assigned public schools very close to this home, your kids can thrive in the neighbourhood.



Nearby Schools

Alderney Elementary School

Designated Catchment School
Grades PK to 6
2 Penhorn Dr

Woodlawn High School

Designated Catchment School
Grades 10 to 12
31 Woodlawn Rd

Ellenvale Junior High School

Designated Catchment School
Grades 7 to 9
88 Belle Vista Dr

LookDeeper

Dartmouth High School

Designated Catchment School
Grades 9 to 12
95 Victoria Rd

École Du Carrefour

Designated Catchment School
Grades 5 to 8
201 Portage Ave

École Bois-Joli

Designated Catchment School
Grades PK to 4
211 Portage Ave

École secondaire Mosaïque

Designated Catchment School
Grades 9 to 12
361 John Savage Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 7 recreation facilities within a 20 minute walk from this address.



Penhorn Lake Park

Penhorn Dr




2 mins

Oakwood Court Park

Oakwood Court




5 mins

Alderney Elementary School Park

2 Penhorn Dr




3 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
1 Sports Field
1 Beach

1 Sports Court
1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 4.9 km away, and the nearest street transit stop is a 1 minute walk away.



Nearest Rail Transit Stop

Halifax



Nearest Street Level Transit Stop

Beacon St After Harris Rd (6204)


1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 3km.



Dartmouth General Hospital

325 Pleasant St



Fire Station

86 King St



Police Station

50 Caledonia Rd

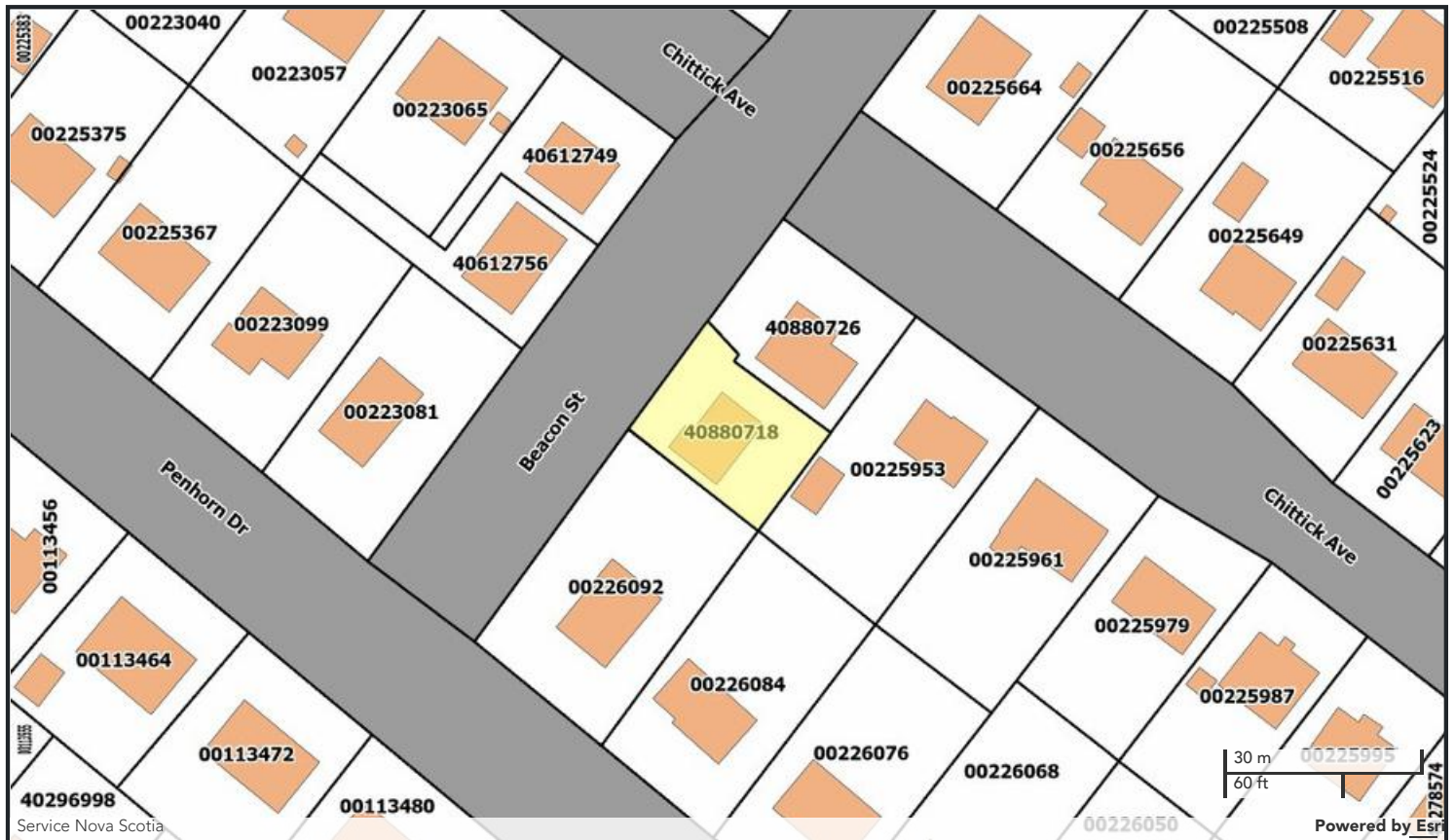
HoodQ

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Property Online Map

Date: July 27, 2026 11:09:29



PID: 40880718
County: HALIFAX COUNTY
LR: LAND REGISTRATION

Address: 6 BEACON
 STREET
 DARTMOUTH
 LOT 35R-A
Owner:

AAN: 08990395
Value: \$523,500.00 (2026
 RESIDENTIAL TAXABLE)

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online Version 1.0

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If you have comments regarding our site please direct them to: propertyonline@novascotia.ca

Please feel free to [Submit Problems](#) you find with the Property Online web site.

Schools

PROPERTY ADDRESS:

6 Beacon St
Dartmouth NS B2Y 1Y2

Elementary

- PP - 5 Alderney Elementary School

Junior

- 6 - 9 Ellenvale Junior High School

Senior

- 10 - 12 Woodlawn High School

Elementary - Early Immersion

- PR - 6 Shannon Park Elementary School

Junior - Early Immersion

- 7 - 8 Dartmouth South Academy

Senior - Early Immersion

- 9 - 12 Dartmouth High School

Junior - Late Immersion

- 7 - 9 Ellenvale Junior High School

Senior - Late Immersion

- 10 - 12 Dartmouth High School

For detailed information regarding each school, as well as walking and driving routes to each visit:
<https://mybaragar.com/index.cfm?event=page.SchoolLocatorPublic&DistrictCode=NS54>

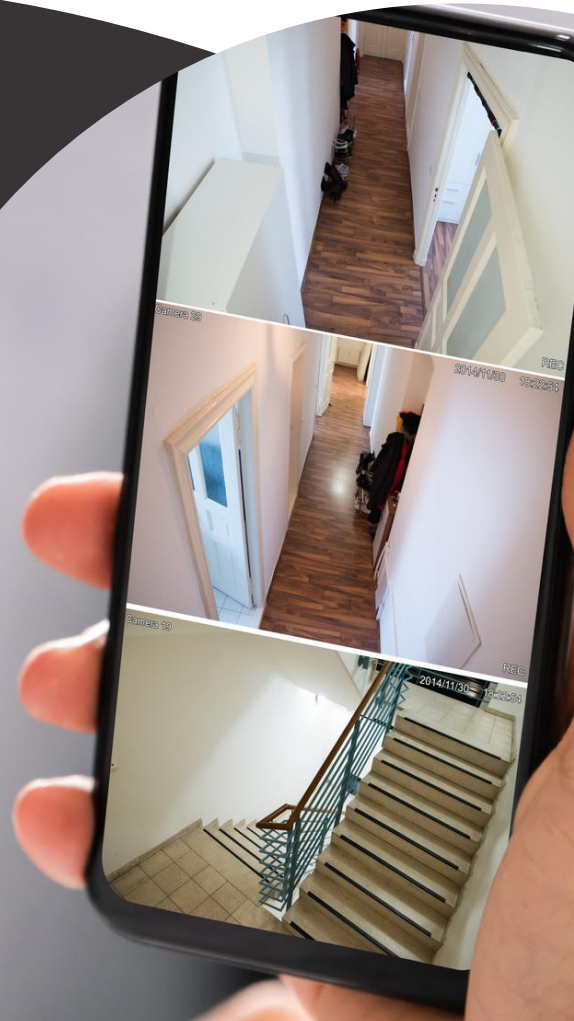


Rented or Leased Equipment

Here is a list of financed/leased or rented equipment located on the property. Copies of the financed/leased or rented equipment contracts will be provided.

PROPERTY ADDRESS:

6 Beacon St
Dartmouth NS B2Y 1Y2



Equipment	Financing/Leasing/Rental Company	Term	Expiry Date	Amount (inc. HST) / Payment
Furnace/Boiler				
Heat Pump				
Hot Water Tank				
Propane Tank				
Security System				
Area/Yard Light				

NO LEASED EQUIPMENT

Average Utility Costs

The size of your utility bill depends on various factors, including location of the home, how many occupants live there, energy rates, the weather, and much more. Although it's difficult to define an average utility bill, the summary amounts based on the current usage are a good guideline to assist in planning your monthly budget



NS Power

\$ 3,493.43



Natural Gas

\$ N/A



Propane

\$ N/A



Oil

\$ 1,000.00

ADDRESS:

6Beacon St Dartmouth NS B2Y 1Y2

Current Utility Bills Provided upon request

Property Tax

Property tax is a tax based on the assessed value of a property. If you own a property or parcel of land, you will have to pay property tax. It is used to pay for city services such as police, the fire department, and public transit as well as elementary and secondary education.



PROPERTY ADDRESS:

6 Beacon St Dartmouth NS B2Y 1Y2



DUE DATE

2026/2027



ASSESSMENT #

08990395



INTERIM TAXES
2026/2027

\$2114.10

Thinking of Selling?

FULL-Service FLAT Fee Program that guarantees you will sell your home for top dollar for a low, flat fee

Commissions are negotiable and always have been. However, consider this: a 5% commission could potentially eat up 50%, 75%, or even 100% of your home's equity. Don't let commissions erode your hard-earned equity. Choose a smarter way to sell your home.

Buyers and Sellers want the full service of a real estate brokerage for a reasonable fee.

Assist 2 Sell, HomeWorks Realty is a Full-Service Real Estate Brokerage. We offer a Low Flat Fee, a cost-effective solution that you pay only at closing. With our proven track record of selling thousands of homes, we've saved metro home sellers over 22 million dollars in commissions since 2001!

We discount our fees NOT our Service!

Frequently Asked Questions

Are There Any Up-Front Fees or Hidden Charges?

NO! You pay only the FLAT FEE paid at closing if we sell your home. If we don't sell your home, you owe NOTHING!

How Can You Charge So Much Less?

We discovered that by charging less, more sellers choose our company. This gives us the opportunity to offer more homes for sale, which of course helps to attract more buyers. We can afford to make less per sale since we sell so many more homes. In other words - VOLUME! Everyone benefits.

Does Assist-2-Sell Show My Home To Buyers?

YES! We have licensed agents available every day ready to show your home to interested buyers

Do Other Agents Show My Home?

YES! We cooperate with all real estate professionals. Agents from other offices frequently show and sell Assist-2-Sell listings.

Do You Work With Buyers?

YES! Our agents provide full service for buyers as well as sellers. In fact we have a team of FULL TIME BUYER AGENTS ready 7 days a week to show you any property. Call one of our buyer agents to learn how the Assist 2 Sell program can save you money.

How Do I Know What My Home Is Worth?

We help you! We prepare a free comprehensive Comparative Market Analysis (CMA) using the same technique as appraisers. This will assist YOU in determining the correct price for your home. This approach takes into consideration the current competition of similar homes. We also review sales for the past year or so to compare market times and selling prices. If you would like a free CMA, please call or email us today.

We call this: "FULL Service with Savings!"

Not intended to solicit properties currently listed for sale

Sold Seller Saved amounts are based on comparing what the seller paid including HST to 6% plus HST. Any comparisons to a % commission, such as 6% are for illustration and comparison purposes only. Commissions may be negotiable and not set by law

Experience

...doesn't matter until it matters!

Since 1985 Michael Doyle has been selling homes in HRM. With over 4000 transactions under his belt you can bet he knows a thing or two about marketing and selling homes!

Since opening in 2001 the Assist 2 Sell full service award-winning FLAT FEE Program has helped metro home sellers SAVE over 22 Million in commissions!

When it's time to sell your home, call on Assist 2 sell – the team of hard working EXPERIENCED agents who love to save your money.



Michael C. Doyle
Owner/REALTOR®

Our FULL Service Marketing Program Includes the following and more:

- We will sell your home on the MLS for as low as \$2995!
 - We will advertise your home on Realtor.ca and all relevant real estate sites.
 - No Upfront fees or hidden admin fees- we only get paid on closing.
 - This low flat fee stays the same regardless of the selling price.
 - We aggressively advertise your home on numerous Social Media sites.
 - We produce a Single Property Website, YouTube Video and Virtual Tour, Property Brochures
 - We produce On Line Interactive e Flyers, and ads for your property
- We pre qualify buyers, show your home, arrange for other agents to show your home, we arrange all inspections, and paperwork.
- We handle the closing. We do absolutely everything!

Assist2Sell
HomeWorks Realty
www.AsLowAs2995.com

Assist-2-Sell Saves Halifax Home-Sellers More Than \$19 Million

Heather Laura Clarke (heatherlauraclarke@gmail.com) Sponsored content

Published: May 06 at 10 a.m.

Updated: May 07 at 9:27 a.m.



Michael Doyle of Assist 2 Sell in Halifax sells homes for a flat fee paid at closing. PHOTO CREDIT: Darrell Oake

When Dartmouth couple Diane and Joseph were ready to sell their home, they turned to Assist-2-Sell after seeing their signage all over the neighbourhood. They were intrigued about Assist-2-Sell's low flat-fee option. Could they really receive the full services of a professional real estate brokerage for one low flat fee, paid at closing?

Dianne says it "almost sounded too good to be true," but they were amazed the experience "far exceeded" their expectations.

"This was by far the best service we've ever received from a Realtor," says Joseph. "Our house sold within weeks, and we saved thousands of dollars. We highly recommend Assist-2-Sell and cannot say enough about their flat-fee program."

Real estate agents Michael and Lisa Doyle are the co-owners of the local Assist-2-Sell franchise located in Dartmouth. Their team at Assist-2-Sell, HomeWorks Realty Ltd. has sold more than 4,000 homes in HRM and saved home-sellers more than \$19M in commissions since opening in 2001. The \$19M savings is calculated based on a comparison of the total commission paid by Assist-2-Sell sellers with what the amount would be if they paid six per cent. Most people realize that by law, commissions are negotiable and each brokerage sets their commission rates.

Historically, people selling their home on the Multiple Listing Service (MLS) might expect to pay as much as 5 – 6 per cent in commission. Assist-2-Sell's unique program offers both the listing and selling services for their low flat fee — just \$2,995 for a house priced under \$200,000. (The flat fee goes up just \$1,000 for every \$100,000.)

"Most people are surprised to learn about all the services we provide for our low flat fee. They hear 'assist' and think we'll be helping them do the work themselves, but we still do all the same work you expect from your real estate professional," explains Michael. "Our agents show your home to prospective buyers, negotiate the purchase agreement, help buyers arrange financing, handle scheduling inspections and the appraisal, oversee the closing process — everything you need and expect from a real estate professional."

"The home selling process seems intimidating and confusing — and the industry likes to keep it that way — but in reality, it is very simple," says Michael. "It comes down to finding the buyer, negotiating the purchase agreement, and closing the transaction. Once we find the buyer, the rest falls into place. These days, buyers are able to easily search to find available homes. They no longer rely on agents exclusively to learn about the inventory. Since Assist-2-Sell doesn't get paid unless the home sells, Michael says they've invested substantially in putting together a very comprehensive and powerful marketing program for every home listed with them. "We don't just put the home in the MLS and hope some other agent sells it."

Assist-2-Sell's full-service concept includes using home photography, virtual tours, YouTube videos, single-property websites, beautiful brochures and feature sheets for every property. They use Search Engine Optimization (SEO) so buyers can easily find their listings, and QR codes on all marketing materials that direct people instantly to the single-property website. In addition to the home being placed on the MLS and REALTOR.CA, they use all the same popular HRM real estate websites that other brokerages use. Also, as an IDX broker, their listings show up on all the other IDX REALTOR websites, including VIEWPOINT.CA, a very popular search site buyers use. Michael says "No other real estate company offers this amount of marketing along with real savings."

"While our fee is much less than our competitors, in addition to the savings we offer, we pride ourselves on providing a level of service and results that exceeds industry standards," says Michael. "We call it *Full Service with \$avings!*®"

That's what James Lander discovered when he and his sister went through the emotional process of selling their parents' former home in Dartmouth.

"We experienced courteous and professional service throughout, and in a short period of time Assist-2-Sell sold our home," says James. "An added bonus, of course, is the fact that the real estate commission was their low flat rate. It was much less than would have been the case had we gone the traditional real estate route. We saved over \$17,000."

Michael says sellers often tell him they felt the amount they're paying in commissions was too high, but they didn't feel they had any choice — it was just what they were expected to do. He's often asked how Assist-2-Sell can afford to charge such a low commission, but he believes a better question is how can other brokerages get away with charging such high commissions?

He says there is no cost or obligation for them to come out to your home and prepare a market evaluation, show you where your home fits in price-wise in the current market and answer any questions.

"That way, when you are ready to choose a real estate professional, you will understand how Assist-2-Sell works and if we are the best choice for you," says Michael. "We've been doing this since 2001 in every type of market. We've sold thousands of homes on a simple program of providing quality, professional real estate brokerage services and saving people money."

[Please visit www.AsLowAs2995.com](http://www.AsLowAs2995.com) or call (902) 446-3113.

Sell your home for a Low FLAT Fee and Save Thousands in commissions!

“Full Service  Savings!”[®]

We have saved metro home sellers over **23.5 Million Dollars** in commission fees since 2001!


View More

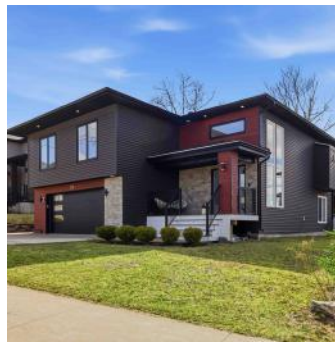


Highlights of recent SOLD Properties

View More Sold Properties: https://www.homeworksrealty.ca/our_seller_savings



Halifax
SOLD 2025
Seller Saved
\$44,465.00
in Commission Fees



Timberlea
SOLD 2026
Seller Saved
\$23,945.70
in Commission Fees



Bedford
SOLD 2026
Seller Saved
\$20,069.70
in Commission Fees



St. Margarets Village
SOLD 2026
Seller Saved
\$30,438.00
in Commission Fees



Halifax
SOLD 2026
Seller Saved
\$18,017.70
in Commission Fees



Middle Sackville
SOLD 2026
Seller Saved
\$16,558.50
in Commission Fees



Middle Sackville
SOLD 2025
Seller Saved
\$16,932.42
in Commission Fees



Halifax
SOLD 2025
Seller Saved
\$33,082.80
in Commission Fees

902 446-3113

Assist  Sell.

www.AsLowAs2995.com

Sold seller saved amounts are based on comparing what the seller paid including HST to 6% plus HST. Any comparisons to a % commission, such as 6%, are for illustration and comparison purposes only. Commissions may be negotiable and are not set by law. Our fee varies for homes over \$200,000.00

Not intended to solicit properties currently listed for sale



How much can you save with Assist 2 Sell?

Sale Price	Savings
\$200,000	\$ 9005.00
\$250,000	\$11,005.00
\$300,000	\$14,005.00
\$350,000	\$16,005.00
\$400,000	\$19,005.00
\$450,000	\$21,005.00
\$500,000	\$24,005.00
\$550,000	\$26,005.00
\$600,000	\$29,005.00
\$650,000	\$31,005.00
\$700,000	\$34,005.00
\$750,000	\$36,005.00
\$800,000	\$39,005.00
\$850,000	\$41,005.00
\$900,000	\$44,005.00
\$950,000	\$46,005.00
\$1,000,000	\$49,005.00

www.AsLowAs2995.com

Savings amounts are based on comparing the total commission the seller would pay using Assist 2 Sell, compared to paying a 6% commission. Taxes are not included in these calculations.

6 Beacon St. Dartmouth NS B2Y 1Y2

MLS# 202618984

To view the detailed listing information or download our Feature Sheets and Brochure Package – Scan the QR code below with your phone.

(get the QR Reader in the App Store/Google Play Store)

Or visit:

<https://6BeaconSt.TheBestListing.com>



www.AsLowAs2995.com