

20 and 20A Marilyn Drive

Dartmouth NS B2Y 3X9

MLS # 202627230

Side-by-side duplex with ER-3 zoning on a quiet, tree-lined cul-de-sac in Dartmouth. This property can be subdivided. Each unit offers 3 bedrooms and a full bath upstairs, a living room, dining room, kitchen and half bath on the main level, plus a rec room and utility room in the basement. The big-ticket items have been looked after. Since 2019: new roof, blown-in attic insulation, new front windows in both units and fibreglass oil tanks on both sides. In 2024: new furnace and duct cleaning in Unit 20, stainless steel chimney liners, a new water heater in Unit 20 and a heat pump in each unit. In 2025: new backflow valve. Unit 20 is leased and occupied. Unit 20A is vacant and ready for immediate occupancy, so you can move in, rent it out, or bring extended family home. Minutes to shopping, Penhorn Transit Terminal and Hwy 111 (the Circumferential Highway). A smart fit for investors, first-time buyers looking for a mortgage helper, or families who want to live close but have their own space.



www.AsLowAs2995.com

20 and 20A Marilyn Drive

Dartmouth NS B2Y 3X9

	202627230
MLS #	00227017
PID #	Duplex
Type	ACTIVE
Listing Status	20 and 20A Marilyn Drive
Address	
Address 2	Dartmouth
Community	NS
Province	B2Y 3X9
Postal Code	

Building Dimensions	27 x 42
Lot Size	
Year Completed	
Garage	No
Parking	Yes
Number of Stories	2
Approx Year Built	1971
Outside Dimensions	
Waterfront	No

Additional Photos






General Property Information:

	Dartmouth South Academy
Elementary School	
Prop Knwn As/Bdy of Water	
Middle/Jr School	Dartmouth South Academy
High School	Dartmouth High School
Fr Imm Elementary School	Shannon Park Elementary School
Fr Imm Middle/Jr School	Dartmouth South Academy
Fr Imm High School	Dartmouth High School
Garage Details	

Number of Rent Units	1
Occ	
Bachelor Units	
One Bedroom Units	
Two Bedroom Units	2
Three Bedroom Units Four Bedroom Units	2
# Stoves	2
# Fridges	
# Dishwashers	
# Microwaves	2
# Washers	2
# Dryers	

Rental Income	
Laundry Income	
Other Income	
Approx Total Income	
Insurance Expense	
Maintenance Expense	
Water and Sewage Expense	
Snow and Garbage Expense	
Heating Bill	
Electricity Bill	
Management Expense	
Other Costs	
Taxes Costs	
Approx. Total Expenses	

Directions to Property Portland St. To Gaston Road to Marilyn Dr.

Property Overview & Directions

Side-by-side duplex with ER-3 zoning on a quiet, tree-lined cul-de-sac in Dartmouth. This property can be subdivided. Each unit offers 3 bedrooms and a full bath upstairs, a living room, dining room, kitchen and half bath on the main level, plus a rec room and utility room in the basement. The big-ticket items have been looked after. Since 2019: new roof, blown-in attic insulation, new front windows in both units and fibreglass oil tanks on both sides. In 2024: new furnace and duct cleaning in Unit 20, stainless steel chimney liners, a new water heater in Unit 20 and a heat pump in each unit. In 2025: new backflow valve. Unit 20 is leased and occupied. Unit 20A is vacant and ready for immediate occupancy, so you can move in, rent it out, or bring extended family home. Minutes to shopping, Penhorn Transit Terminal and Hwy 111 (the Circumferential Highway). A smart fit for investors, first-time buyers looking for a mortgage helper, or families who want to live close but have their own space.

Property Features

PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Fully Developed
FOUNDATION	Concrete
EXTERIOR FINISH	Brick, Wood Siding
ROOF	Asphalt Shingle
FLOORING	Hardwood, Laminate, Linoleum, Vinyl
HEATING/COOLING TYPE	Forced Air, Heat Pump -Ductless
FUEL TYPE	Electric, Oil

WATER SOURCE	Municipal
SEWAGE DISPOSAL	Municipal
DRIVEWAY/PARKING	Paved
RENTAL EQUIPMENT	None
FEATURES	Air Conditioning
APPLIANCES INCLUDED	Range - Electric, Dryer - Electric, Washer, Refrigerator
COMMUNITY FEATURES	Park, Playground, Public Transit, Shopping, Place of Worship

Presented by Assist 2 Sell, HomeWorks Realty.

Learn more about this property visit www.AsLowAs2995.com
Agents available 7 daysperweeksoshowthisproperty.LearnmoreabouthowourFlatFeeProgram can save you money!

MLS #	202627230	**Address**	20 and 20A Marilyn Drive	**Listing Office:**
Status:	ACT	**Community**	DARTMOUTH	
Class:	MF	**Province**	NS	
		Postal Code	B2Y 3X9	

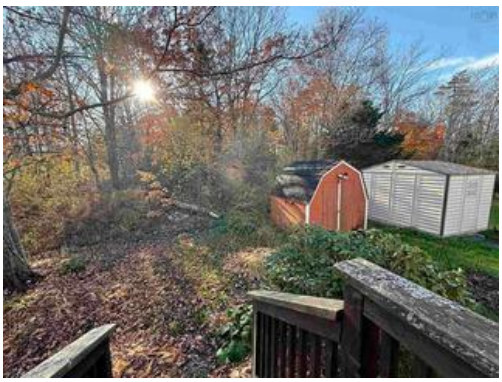








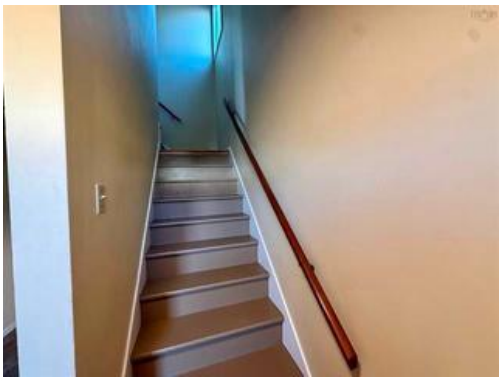


Data provided by the Nova Scotia Association of REALTORS®.

MLS # 202627230 **Address**20 and 20A Marilyn Drive











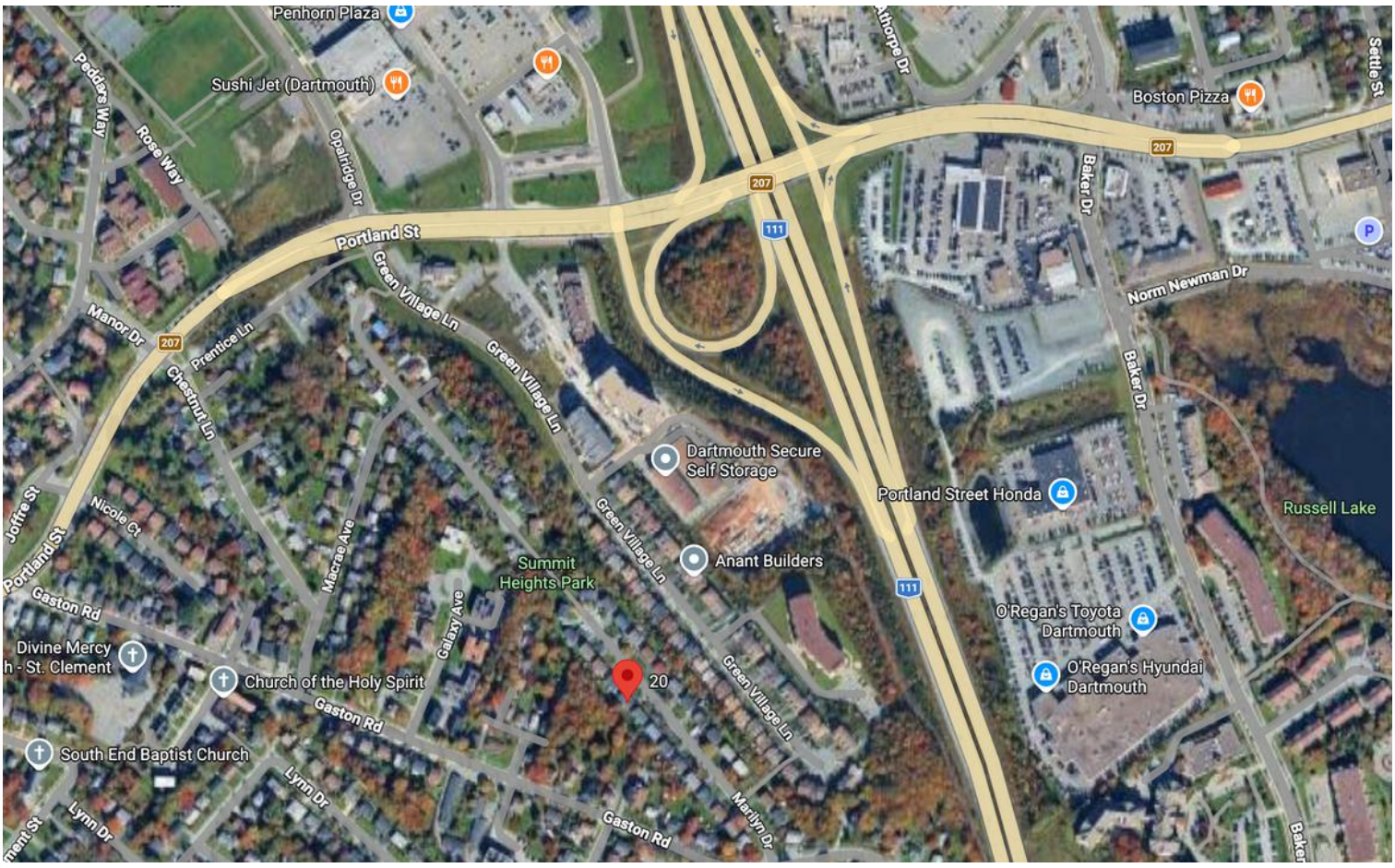
All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

MLS # 202627230 Address 20 and 20A Marilyn Drive

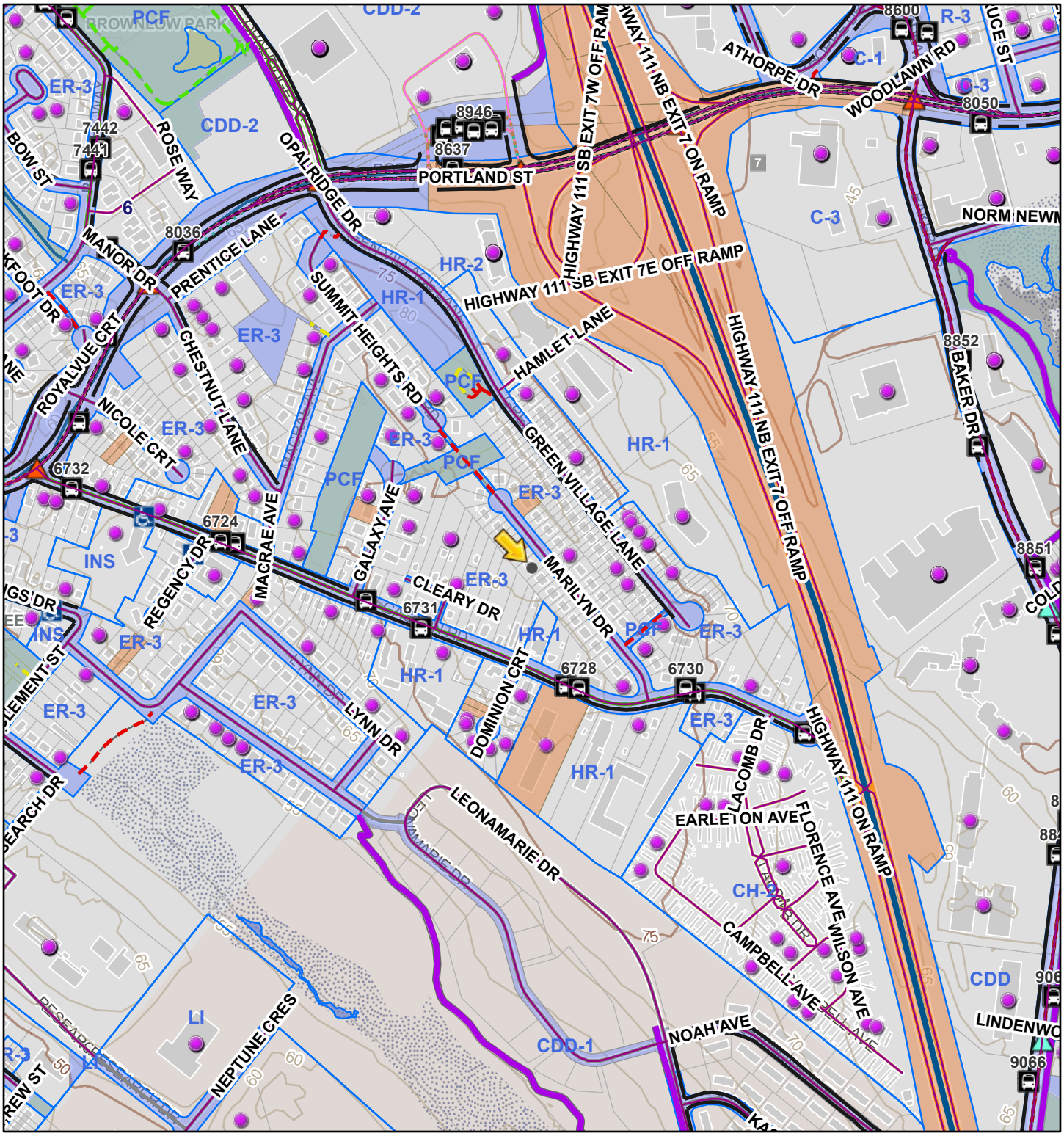








20 Marilyn Dr Dartmouth NS B2Y 3X9



11/2/2026, 10:45:09 AM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Halifax Regional Municipality

Community Boundaries
Override 1
Street Labels (for Imagery Basemap)
Accessible Parking Spots
Building Permit 2005 to 2020
Traffic Control Locations
Rectangular Rapid Flashing Beacon
Signalized Intersection

Bus Stops
Transit Bus Routes
5 - Portland
58 - Woodlawn
158 - Woodlawn Express
159 - Colby Express
161 - North Preston Express
62 - Grahams Grove
63 - Mount Edward
165 - Caldwell Express
67 - Baker
168A/B - Auburn Express (168A), Cherry Brook Express (168B)
Active Travelways
Active Transportation Multi Use Pathway
Sidewalk

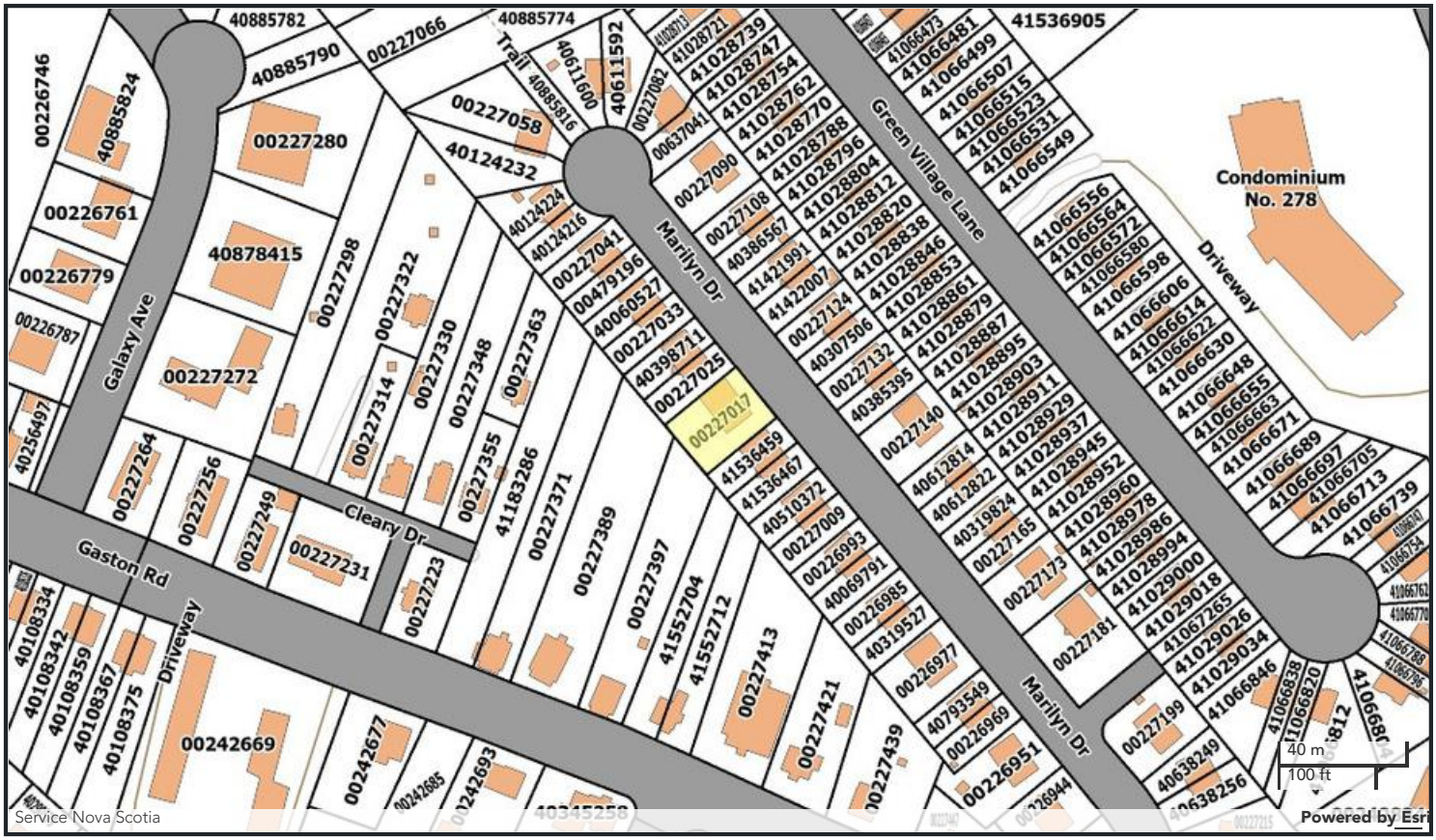
Trail
Walkway
Pathway
Land Use By-Law Areas
Street by Classification
ARTERIAL
EXPRESSWAY
LOCAL STREET
MAJOR COLLECTOR
MINOR COLLECTOR
Other
NSPW HRM Service Exchange Boundary 2022
Zoning Boundaries
Polling Districts
Street By Ownership
Halifax Regional Municipality

PROPERTY Online

NOVA SCOTIA
Service Nova Scotia

Property Online Map

Date: **November 2, 2026 15:33:18**



PID:	00227017	**Address:**	MARILYN DRIVE DARTMOUTH LOT A21	**AAN:**	02478528
County:	HALIFAX COUNTY			**Value:**	$557,900.00 (2026 RESIDENTIAL TAXABLE)
LR:	LAND REGISTRATION				

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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Please feel free to Submit Problems you find with the Property Online web site.

20 Marilyn Drive

Dartmouth, Nova Scotia

HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub
https://hoodq.com

SCHOOLS

With so many asigned public schools near this home, your kids can thrive in the neighbourhood.



Nearby Schools

Dartmouth South Academy
Designated Catchment School
Grades PK to 8
111 Prince Arthur Ave

Dartmouth High School
Designated Catchment School
Grades 9 to 12
95 Victoria Rd

LookDeeper

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 5 recreation facilities within a 20 minute walk from this address.



Green Village Lane Park
Green Village Ln
2 mins

Clement Street Park
Clement St
8 mins

Gaston Road Park
Gaston Road
3 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
1 Basketball Court
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 3.9 km away, and the nearest street transit stop is a 2 minute walk away.

Nearest Rail Transit Stop
Halifax

Nearest Street Level Transit Stop
Gaston Rd Opposite Cleary Dr (6731)
2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 2km.

Dartmouth General Hospital
325 Pleasant St

Fire Station
331 Pleasant St

Police Station
50 Caledonia Rd

HoodQ

Disclaimer: These materials have been prepared for and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

Schools

PROPERTY ADDRESS:
20 Marilyn Dr
Dartmouth NS B2Y 3X9



Elementary
- **PP - 6 Dartmouth South Academy**

Junior
- **7 - 8 Dartmouth South Academy**

Senior
- 9 - 9 Dartmouth High School
- 10 - 12 Dartmouth High School

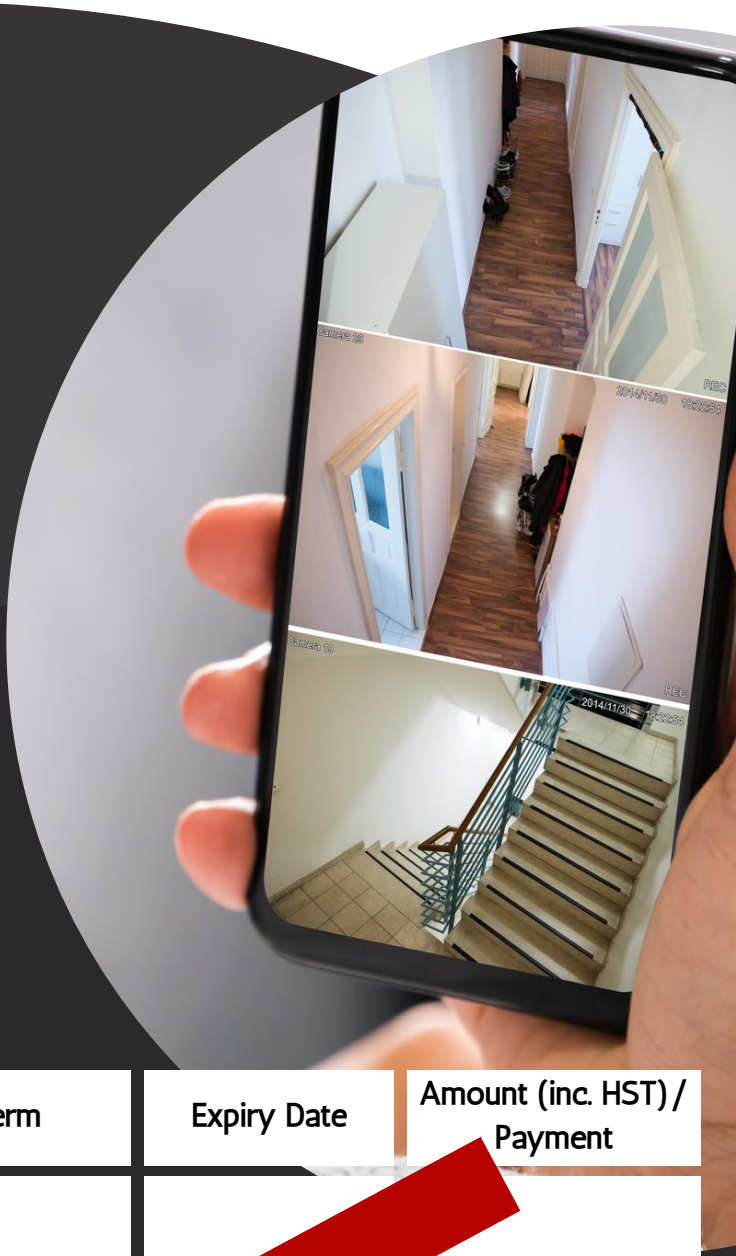
Elementary - Early Immersion
- PR - 6 Shannon Park Elementary School

Junior - Early Immersion
- **7 - 8 Dartmouth South Academy**

Senior - Early Immersion
- 9 - 12 Dartmouth High School

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:

20 and 20A Marilyn Dr
Dartmouth NS B2Y 3X9

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

CURRENT EQUIPMENT SCHEDULE PROVIDED UPON REQUEST

Assist 2 Sell

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 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.



Experience

...doesn't matter until it matters!

Since 1985 Michael Doyle has been selling homes in HRM. With over 4300 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 **24 Million in commission fees**!

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 quality 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!

We call this: "FULL Service with $avings!"

Not intended to solicit properties currently listed for sale

Assist 2 Sell
HomeWorks Realty
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 not set by law

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 or call (902) 446-3113.

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

"Full Service with $avings!"®

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



Dartmouth
SOLD 2026
Seller Saved
$20,233.46
in Commission Fees



Dartmouth
SOLD 2026
Seller Saved
$21,431.70
in Commission Fees



Dartmouth
SOLD 2026
Seller Saved
$29,645.70
in Commission Fees



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

902 446-3113

Assist 2 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.

20 and 20A Marilyn Dr Dartmouth NS B2Y 3X9

MLS# 202627230

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://20and20AMarilynDr.TheBestListing.com

Assist 2 Sell
HomeWorks Realty

www.AsLowAs2995.com