

# \$319,000 - 105 116 Larry Uteck, Halifax

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MLS® #202107908

**\$319,000**

2 Bedroom, 2.00 Bathroom, 1,255 sqft

Residential

5-A, Halifax, NS

Welcome to this gorgeous, completely updated 2 br condo at the Royalton. This spacious condo has beautiful harbour views and a large private patio. Upon entering the unit you'll find a roomy foyer leading to the open concept living room, dining room and kitchen. The kitchen has been completely updated with backsplash, granite counters and appliances. There are 2 good sized bedrooms with the primary bedroom having a large 3 piece ensuite and walk through closet. The unit has beautiful new flooring, updated lighting, thermostats and a heat pump to compliment the natural gas heating. Conveniently located on the main floor, there's no need to use an elevator. This condo is a must see for its pristine condition and stylish decor. Situated with easy access to the main highways and downtown Halifax, the building is well maintained and quiet. The Royalton offers a live in super, fitness room, leisure room, car wash bay, storage unit, underground parking and heat/hot water are included in the condo fees. Also pet friendly.

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 202107908 |
| Price     | \$319,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,255       |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Closed      |

### Community Information

|              |                                       |
|--------------|---------------------------------------|
| Address      | 105 116 Larry Uteck                   |
| Area         | Halifax - Dartmouth                   |
| District     | 5-Fairmount, Clayton Park, Rockingham |
| Sub-District | 5-A                                   |
| City         | Halifax                               |
| County       | Halifax                               |
| Province     | NS                                    |
| Postal Code  | B3M 4Y1                               |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Utilities | Natural Gas, Cable Connected, Electricity Connected |
| Parking   | Heated Garage, Underground, Assigned                |
| View      | Harbour                                             |

### Interior

|                   |                     |
|-------------------|---------------------|
| Interior Features | High Speed Internet |
| Cooling           | Ductless            |
| Basement          | None                |

### Exterior

|                 |                    |
|-----------------|--------------------|
| Lot Description | Under 0.5 Acres    |
| Roof            | Asphalt            |
| Construction    | Brick, Wood Siding |
| Foundation      | Concrete Perimeter |

### Additional Information

|                |         |
|----------------|---------|
| Zoning         | Condo   |
| HOA Fees       | 376.32  |
| HOA Fees Freq. | Monthly |

### Listing Details

Listing Office

Royal LePage Atlantic

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