

\$329,000 - 525 45 Vimy Avenue, Halifax

MLS® #202222056

\$329,000

2 Bedroom, 1.50 Bathroom, 914 sqft
Residential

5-A, Halifax, NS

A well established and somewhat of an icon to the Fairmount, Clayton Park area is this condo that has been here for 33 years. Welcome to 45 Vimy Ave. The condo has a commanding position and is well positioned to services, shopping, schools, recreational centres, parks, and main travel routes for easy access to the Halifax downtown core. The Mackay bridge and main provincial highways head to both the western and eastern ends of our province. The unit is nicely appointed and offers a wonderful and bright 914 sq. ft. of living space. From the moment you open the door engineered hardwood floors gleam as the sunlight through large windows shine across them. The kitchen area is inviting with white cabinets, stainless steel appliances, and a stylish backsplash of subway tile. It is open to the living room with a convenient and stylish breakfast bar. From both the kitchen and living room you have access to the open bayed dining area. The hall leads to bedrooms of generous size and a newly renovated four-piece bath and two-piece ensuite bathrooms. The principal bedroom features a walk-through closet with the two-piece ensuite. Recent upgrades to both the living and principle bedroom are through wall ducting, which allows you to have portable air conditioning units to help manage the warmest days of the year. Additional features are the convenience of both in-unit laundry and storage area, which could be converted to a small office space. The condo corp is very well



managed. It has live in supers, a general manager, exercise room, and common room. The condo is also pet friendly and its large outdoor green area is great for letting them out to burn off some energy. The building has had a recent major upgrade to all windows having been replaced, new elevators, and the front foyer freshened up. It is very welcoming. With all major work having been done the condo is in great financial standing and makes for a great investment. Please come by for a look.

Built in 1989

Essential Information

MLS® #	202222056
Price	\$329,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	914
Year Built	1989
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	November 8th, 2022

Community Information

Address	525 45 Vimy Avenue
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3M 4C5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking	No Garage, Unassigned, Circular Driveway, Parking Spaces(s), Paved, Shared
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Interior

Interior Features	Elevator, Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Washer/Dryer, Microwave, Refrigerator
Heating	Baseboard
Basement	None

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Wooded
Roof	Rolled/Hot Mop
Construction	Brick
Foundation	Concrete Perimeter

School Information

Elementary	Duc D'Anville Elementary School
Middle	Clayton Park Junior High School
High	Halifax West High School

Additional Information

Zoning	R4
HOA Fees	327
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Engel & Volkers (Lunenburg)
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