

\$520,000 - 404 116 Larry Uteck Boulevard, Bedford

MLS® #202222200

\$520,000

3 Bedroom, 2.00 Bathroom, 1,694 sqft

Residential

5-F, Bedford, NS

Welcome to 404-116 Larry Uteck Boulevard otherwise known as the Royalton! This is your chance to own a beautifully maintained condo in the sought-after community of Bedford with a superb school district. This 3 Bedroom, 2 Bathroom condo has almost 1,700 sq. feet of living space. This is a fantastic place that won't last long. Clean, bright, and warm this unit has many enjoyable features such as in-unit laundry, ensuite to the primary bedroom, in-unit storage room, Ceramic and hardwood throughout the whole home, a beautiful view of the harbour and park space from the balcony and so much more. The \$550 condo fees include an additional storage unit in the garage (S-44), underground parking (44) with an additional outside parking spot available for \$25 a month, an in-building gym, a common area to host parties and events with a kitchen, heat and water expenses, insurance on the building, along with summer and winter maintenance. This home includes little upkeep and would be perfect for anyone looking! Plenty to do in the community - For the Golfer: Less than 15 Mins away from Ashburn Golf Club with a rich history dating back to 1922 and memberships that allow golfers to access 10 courses in all of Canada. For the Sailor - Just 10 Mins to the Bedford Basin Yacht Club, which has been a Bedford landmark for over 60 years. For the Beach/Swimming - within 7 mins to Kearney Lake Beach and Papermill Lake This home is in the perfect location! Only 5 minutes to all amenities you could



imagine; grocery, entertainment, medical, banks, public transit to list a few. This home is just minutes away from Highway 102 and only 15 minutes to Downtown Halifax and Dartmouth. Don't miss out...Book your viewing today!

Built in 2003

Essential Information

| | |
|----------------|--------------------|
| MLS® # | 202222200 |
| Price | \$520,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,694 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Condominium |
| Status | Closed |
| Date Sold | November 9th, 2022 |

Community Information

| | |
|--------------|---------------------------------------|
| Address | 404 116 Larry Uteck Boulevard |
| Area | Halifax - Dartmouth |
| District | 5-Fairmount, Clayton Park, Rockingham |
| Sub-District | 5-F |
| City | Bedford |
| County | Halifax |
| Province | NS |
| Postal Code | B3M 4Y1 |

Amenities

| | |
|-----------|---|
| Utilities | Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected |
| Parking | Heated Garage, Underground, Assigned, Parking Spaces(s) |
| View | Harbour |

Interior

| | |
|-------------------|--|
| Interior Features | Elevator, Ensuite Bath, High Speed Internet |
| Appliances | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating | Baseboard, Hot Water |
| Has Basement | Yes |
| Basement | Full, Walk-Out Access |

Exterior

| | |
|-----------------|--------------------|
| Lot Description | Ravine, Wooded |
| Roof | Asphalt |
| Construction | Brick, Wood Siding |
| Foundation | Concrete Perimeter |

School Information

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|------------|--|
| Elementary | Grosvenor - Wentworth Park Elementary School |
| Middle | Clayton Park Junior High School |
| High | Halifax West High School |

Additional Information

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|----------------|---------|
| Zoning | CONDO |
| HOA Fees | 550 |
| HOA Fees Freq. | Monthly |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Keller Williams Select Realty |
|----------------|-------------------------------|

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