

# \$350,000 - 204 277 Rutledge Street, Bedford

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MLS® #202224139

**\$350,000**

2 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential

20-B, Bedford, NS

This brilliant property delivers an abundance of both comfort and convenience! Located in the highly sought-after Falcon Ridge Condominiums in Bedford you will find this wonderful two-bedroom two bathroom 1,270 sqft unit. Featuring a natural flowing floorplan, high 9' ceilings throughout, tons of luminous natural light, neutral color scheme and gorgeous hardwood flooring. Explore further to find a semi-open concept kitchen featuring stainless-steel appliances double sink and a breakfast bar. Perfect for entertaining the expansive living room and dining area leads out onto a private cozy outdoor balcony. Retire to the peaceful primary bedroom, which has a huge walk-in closet and an attached en suite with a soothing soaker tub. The split bedroom layout includes an additional guest bedroom and full bathroom that offers immense comfort for overnight guests. Additionally, this condo offers a cozy den perfect for a home office. This unit also has in suite laundry with a laundry sink. Host friends in the rooftop community room with a tranquil outside terrace with outstanding views of Bedford Basin! For those desiring an active lifestyle, the building also includes a well-equipped fitness center with a wide range of workout equipment and a sauna. Other features: underground heated parking with additional storage room, ample outside guest parking, live-in Super, common room, and overnight guest suite. Condo fees include heat, water, and hot water. Close to shopping,



dining, and schools, and so much more! With tons to offer this move-in ready condo is a must see! Be sure to view more photos under the multi-media link. Book your private viewing today.

Built in 2005

### Essential Information

MLS® #	202224139
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Year Built	2005
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	October 31st, 2022

### Community Information

Address	204 277 Rutledge Street
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-B
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 4M2

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Heated Garage, Underground, Assigned, Parking Spaces(s), Paved

### Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Hot Water

Basement	None
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## Exterior

Lot Description	Landscaped, Wooded
Roof	Asphalt
Construction	Brick, Cementitious Board
Foundation	Concrete Perimeter

## School Information

Elementary	Basinview Drive Community School
Middle	Rocky Lake Junior High School
High	Charles P Allen High School

## Additional Information

Zoning	RCDD
HOA Fees	519.49
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	One Percent Realty East Inc.
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Listing information last updated on October 13th, 2025 at 7:47am ADT