

\$520,000 - 309 116 Larry Uteck Boulevard, Halifax

MLS® #202305414

\$520,000

3 Bedroom, 2.00 Bathroom, 1,663 sqft

Residential

5-F, Halifax, NS

Welcome home to The Royalton! This large corner unit with 3 bedrooms and 2 baths is looking for its new owners! Here is your chance to own a beautiful condo overlooking the Bedford Basin in the sought-after community of Bedford - PLUS it is located in an excellent school district.Â Hardwood and ceramic adorn the floors throughout, with a bright and open living and dining room area. The bedrooms are generous in size with the primary bedroom having its own ensuite and walk-in closet. The kitchen has a brand new dishwasher and all appliances are included. Out on your patio you can even find a view of the Bedford Basin from afar. The high ceilings, crown moulding, and in-suite laundry make this unit a must see! The building is heated with natural gas and has solar panels for domestic hot water, keeping condo fees low and is great for the environment. The Royalton offers a live-in super, fitness room, leisure room (both with gorgeous full views of the Basin), car wash bay, storage unit, underground parking and is pet friendly. The Royalton is close to Downtown Halifax, Clayton Park, Bayers Lake, great parks and recreation areas such as Hemlock Ravine and Dewolf Park.

Built in 2003

Essential Information

MLS® #

202305414



Price	\$520,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,663
Year Built	2003
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	August 16th, 2023

Community Information

Address	309 116 Larry Uteck Boulevard
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-F
City	Halifax
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, Paved

Interior

Interior Features	Central Vacuum, Elevator, Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water
# of Stories	1
Stories	One
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Brick, Vinyl Siding

Foundation	Concrete Perimeter
------------	--------------------

School Information

Elementary	Rocky Lake Elementary
Middle	Rocky Lake Junior High School
High	Charles P Allen High School

Additional Information

Zoning	Condo
HOA Fees	568.07
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Century 21 All Points
----------------	-----------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Listing information last updated on October 20th, 2025 at 10:47am ADT