

\$400,000 - 306 171 Portland Street, Dartmouth

MLS® #202312728

\$400,000

2 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential

13-B, Dartmouth, NS

Welcome Home to "Canal Bridge". This fantastic Downtown Dartmouth 2 bed plus den, 2 bath condo apartment is in a perfect location and literally walking distance to everything: restaurants, bars, shopping and the Alderney Landing ferry to Halifax! Unit 306 is one of the largest in the building and features 2 good sized bedrooms and a den/office that could easily be used as a 3rd bedroom if necessary. The galley-style kitchen opens into the large living room with a ductless heat pump offering air conditioning and there is a walk-out out to the large wrap-around patio with water views of Dartmouth Cove. The master bedroom boasts a walk-in closet and 3-piece ensuite. The apartment also comes with in-unit laundry and storage room and one underground heated parking spot. Condo fees include heat, hot water, exercise room, building insurance and contribution to a well maintained reserve fund. This apartment is being listed below the selling price of the 2 most recent comparable sales in this building, both of which were smaller units than #306! So don't delay and call your agent today to book your private showing as this Downtown Dartmouth pet-friendly condo apartment should not last long! TLA 1150 square feet.

Built in 2004

Essential Information

MLS® #

202312728



Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Year Built	2004
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	September 25th, 2023

Community Information

Address	306 171 Portland Street
Area	Halifax - Dartmouth
District	13-Crichton Park, Albro Lake
Sub-District	13-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2Y 4X2

Amenities

Utilities	Electric, Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking	Heated Garage, Underground, Assigned, Parking Spaces(s), None
View	Harbour

Interior

Interior Features	Elevator, Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless, Hot Water
Basement	None

Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Brick, Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Hawthorn Elementary School
Middle	Bicentennial School
High	Dartmouth High School

Additional Information

Zoning	CONDO
HOA Fees	509.6
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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