

# \$425,000 - 170 Rutledge Street, Bedford

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MLS® #202319909

**\$425,000**

3 Bedroom, 1.50 Bathroom, 1,368 sqft

Residential

20-B, Bedford, NS

Step right into this dazzling townhouse, freshly painted and nestled in the heart of Bedford! Tucked away on a tranquil cul-de-sac, this condo townhouse is the one you have been waiting for. As you enter, you'll be greeted by the main level's gleaming hardwood floors that lead you into an open-concept living and dining space, complete with a cozy wood burning fireplace and efficient ductless heat pump. The kitchen is a vision of light and charm, with abundant natural light streaming in and a cozy nook for a small table. There's even a convenient half bath on this level. Don't forget the access to your very own private composite deck, where you can soak in the picturesque views of lush greenery. Venturing to the second level, you'll find three generously sized bedrooms that bask in the warmth of natural light. The spa-like full bath on this also doubles as a cheater ensuite – a delightful blend of convenience and practicality. Laundry is also situated on this level. But wait, there's more! This unique condo offers an in-ground swimming pool, plus it's situated just off Bedford Highway, making it a breeze to access bus routes, schools, and all amenities. And the perks don't stop there! With condo fees covering one parking spot, exterior maintenance, landscaping, snow removal, and that inviting in-ground pool, you'll have more time to enjoy the good things in life. Don't let this gem slip through your fingers. Call us today for your exclusive tour and experience the fun-filled, carefree lifestyle awaiting you in



this remarkable townhouse!

Built in 1990

### Essential Information

MLS® #	202319909
Price	\$425,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,368
Year Built	1990
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	November 28th, 2023

### Community Information

Address	170 Rutledge Street
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-B
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 1X6

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Assigned, Parking Spaces(s)
Has Pool	Yes
Pool	In Ground

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless

# of Stories	2
Stories	Two
Basement	None

## Exterior

Lot Description	Landscaped
Roof	Asphalt
Construction	Vinyl Siding
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	RTU RTH
HOA Fees	498
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Royal LePage Anchor Realty
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