

\$449,900 - 308 96 Regency Park Drive, Clayton Park

MLS® #202403265

\$449,900

2 Bedroom, 2.00 Bathroom, 1,425 sqft

Residential

5-E, Clayton Park, NS

Imagine winding down your day with the late afternoon sunshine streaming through the treed green space view from your eighty square foot balcony. That's a huge advantage with the northwestern facing unit in the majestic "Tiara Gardens". This nineteen-year-old condominium in Clayton Park West features 1,425 square feet of open living space. This layout features two generously sized bedrooms, two bathrooms including an ensuite, kitchen/dining/living area, and an office space/den. The balcony can be accessed through the living room and the master bedroom. There are many convenient attributes with this condo; a large storage room/walk in closet for managing overflow, a generously sized laundry room, and a master ensuite bathroom with a whirlpool jet tub. Utility features include baseboard hot water radiant heating, a Venmar air exchanger, electric fireplace and a convection stove. This unit is friendly for those with mobility issues, featuring a walk-in shower stall and conveniently placed grab bars which can be removed if desired. The building has so many advantages. It is smoke free, pet friendly, has a fourth-floor fitness room, third floor meeting room, second floor library, and an overnight guest suite. The heated garage has an assigned parking spot and a car wash station with an individual storage space for Unit 308. There are also many exterior parking spots for a second car or guests. The exterior fountain gardens with park benches are a great way to



stretch your legs, or venture over to the neighbouring Canada Games Centre for so many activities. The neighbourhood shopping centres, restaurant and parks in the area will certainly keep life convenient and entertaining.

Built in 2005

Essential Information

MLS® #	202403265
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,425
Year Built	2005
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	March 28th, 2024

Community Information

Address	308 96 Regency Park Drive
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-E
City	Clayton Park
County	Halifax
Province	NS
Postal Code	B3S 1S5

Amenities

Utilities	Electric, Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Underground, Deeded, Parking Spaces(s), Paved
# of Garages	1

Interior

Interior Features	Elevator, Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Hot Water
Fireplace	Yes
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Landscaped, Wooded
Roof	Other
Construction	Brick
Foundation	Concrete Perimeter

School Information

Elementary	Duc D'Anville Elementary School
Middle	Clayton Park Junior High School
High	Halifax West High School

Additional Information

Zoning	RES
HOA Fees	646.02
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Duckworth Real Estate(Chester)
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