

# \$309,900 - 208 31 River Lane, Bedford

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MLS® #202409081

**\$309,900**

2 Bedroom, 1.00 Bathroom, 870 sqft

Residential on 2.72 Acres

20-E, Bedford, NS

This bright 2 bedroom condo, in a well maintained building, is move-in ready! Located in sought after Bedford, the carpet-free second floor unit features two bedrooms, one bathroom, open concept living/dining room, in-unit laundry and storage, plus a balcony. The unit also includes newer stainless steel appliances (3 Years) and updated wall and trim paint throughout. With summer approaching, you can look forward to enjoying the large outdoor, in-ground salt water pool. The building is ideally positioned for striking a great work-life balance. Easy commutes, close outdoor recreation and all amenities are nearby. In fact, all are walking distance, including shopping, grocery stores, restaurants, gyms and walking/cycling trails. The property includes an assigned parking space and plenty of visitor spaces, but is also conveniently located close to major bus routes. Only a 15 minute drive to Halifax Stanfield Airport, Bayer's Lake and Burnside. Dartmouth and Halifax are also close. Whether you are a first time buyer, downsizing or an investor looking to add to your portfolio, this one is for you. Book a tour today so you can experience the park-like setting of River Glen Estates!



Built in 1991

## Essential Information

MLS® #                      202409081

Price                        \$309,900

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	870
Acres	2.72
Year Built	1991
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	June 6th, 2024

### Community Information

Address	208 31 River Lane
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-E
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 3Y7

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected, Other
Parking	No Garage, Assigned, Paved
Has Pool	Yes
Pool	In Ground

### Interior

Interior Features	Elevator, High Speed Internet
Appliances	Oven, Dishwasher, Washer/Dryer, Refrigerator
Heating	Baseboard
# of Stories	1
Stories	One
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Landscaped

Roof	Metal
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	RMU
HOA Fees	422.99
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	Royal LePage Anchor Realty
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