

\$449,000 - 52 Attenborough Court, Halifax

MLS® #202419660

\$449,000

3 Bedroom, 2.50 Bathroom, 1,916 sqft
Residential

5-C, Halifax, NS

Say goodbye to the hassles of mowing the lawn and shoveling snow! This beautiful condo townhome offers the perfect blend of comfort and convenience. With 3 bedrooms, 2.5 baths, there is ample space for family living, along with easy access and great outdoor areas. Nestled in Clayton Park, this home offers unparalleled convenience with every amenity nearby. Just steps away, you'll find walking trails that wind through lush forests, providing a perfect escape into nature. At first glance, the new vinyl plank flooring immediately catches your eye, and you'll be equally impressed by the fresh paint throughout most of the home. This home offers a seamless flow throughout. The spacious living room, with a cozy electric fireplace, is perfectly situated next to the dining room—ideal for family gatherings. The kitchen boasts bright new countertops and refreshed cabinetry, making it a welcoming space for meal prep. The dining nook, with its patio doors leading to the back deck and yard, is perfect for enjoying time with family and pets. A convenient powder room rounds out this level. Upstairs, you'll find 3 bedrooms, including a spacious primary suite with an updated 4-pc ensuite. The other 2 bedrooms share a full bathroom. The basement offers a large family room, perfect for movie or game nights, with plenty of space for exercise equipment. Additionally, there's a generous den/office, a laundry room, and a versatile workshop area. A rough-in for an additional bathroom adds



further potential. Updates in recent years include the completion of basement living spaces, bathroom fixtures, new laminate flooring on the upper level and basement, and light fixtures throughout. Enjoy all of this without the hassle of outdoor maintenance—your grass is cut, and snow is cleared right to your door. You have an assigned parking space, and you can rent an additional one for just \$30/month. With such low condo fees (\$360/mth) this is an opportunity you won't want to miss!

Built in 1988

Essential Information

MLS® #	202419660
Price	\$449,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,916
Year Built	1988
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	October 7th, 2024

Community Information

Address	52 Attenborough Court
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-C
City	Halifax
County	Halifax
Province	NS
Postal Code	B3M 4C9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Assigned, Parking Spaces(s), Paved

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partially Finished

Exterior

Lot Description	Landscaped, Level
Roof	Asphalt
Construction	Brick, Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Park West School
Middle	Park West School
High	Halifax West High School

Additional Information

Zoning	R-3
HOA Fees	360
HOA Fees Freq.	Monthly

Listing Details

Listing Office	One Percent Realty East Inc.
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