

# \$550,000 - 120 Lier Ridge, Spryfield

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MLS® #202424677

**\$550,000**

3 Bedroom, 3.00 Bathroom, 2,060 sqft

Residential on 0.10 Acres

7-C, Spryfield, NS

This nearly new, 3-year-old home is located in a fast growing neighbourhood of Governors brook in Spryfield. It features a single garage and a charming, fully fenced backyard, providing a private outdoor space. The main floor offers plenty of natural light, boasts an open-concept kitchen, living, and dining area, along with a pantry and a half bath. Upstairs, you'll find the master bedroom with an ensuite and a walk-in closet, along with two additional bedrooms and another full bathroom. The finished basement includes a rec room and a half bath. Quartz countertops throughout all three levels. Conveniently located near parks, shopping, restaurants, schools, bus route and walking trails, this affordable home is ideal for families or investors alike. The current owners have meticulously maintained the home during their stay, making it move-in ready. It is truly a rare opportunity to own a contemporary-designed house in a sought-after community. This house has total 7-years new home warranty. The remaining of 4years home warranty can be transferred to the new owners. Call today to book your private showing!



Built in 2021

## Essential Information

MLS® # 202424677

Price \$550,000

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 2                       |
| Square Footage | 2,060                   |
| Acres          | 0.10                    |
| Year Built     | 2021                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | December 12th, 2024     |

### Community Information

|              |                     |
|--------------|---------------------|
| Address      | 120 Lier Ridge      |
| Area         | Halifax - Dartmouth |
| District     | 7-Spryfield         |
| Sub-District | 7-C                 |
| City         | Spryfield           |
| County       | Halifax             |
| Province     | NS                  |
| Postal Code  | B3P 0E2             |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                 |
| Parking        | Attached, Single, Heated Garage, Paved                            |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet              |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Ductless                            |
| # of Stories      | 2                                              |
| Stories           | 2 Storey                                       |
| Has Basement      | Yes                                            |
| Basement          | Finished                                       |

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Under 0.5 Acres, Landscaped |
|-----------------|-----------------------------|

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt             |
| Construction | Stone, Vinyl Siding |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |                                     |
|------------|-------------------------------------|
| Elementary | Central Spryfield Elementary School |
| Middle     | Cunard Junior High School           |
| High       | JL Ilsley High School               |

**Additional Information**

|        |    |
|--------|----|
| Zoning | R1 |
|--------|----|

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Atlantic |
|----------------|-----------------------|

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