

\$484,900 - 306 277 Rutledge, Bedford

MLS® #202501357

\$484,900

2 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential

20-B, Bedford, NS

An Exceptional Value: This exquisite two-bedroom plus den, two-bathroom condominium overlooks a picturesque greenspace and offers breathtaking views of the Bedford Basin. Outside, you will appreciate the private deck, electric car charging station, guest parking, underground parking, and storage facilities. Step into the accessible foyer to the elevator and head up to the third floor. The one-level condo apartment is bright, tastefully neutral, modern, and clean. With approximately 1200 square feet, the open-concept floor plan encompasses a spacious kitchen, dining, and living area. The bedrooms are thoughtfully situated at separate ends of the condo, ensuring privacy and tranquility. The generously-sized primary bedroom features a walk-through closet and a well-appointed four-piece ensuite bathroom. Convenience is key with in-unit laundry facilities. The building also boasts a rejuvenating sauna and an affordable guest suite available for rent. All these amenities make this an effortless choice for a stress-free lifestyle, with heat and hot water included in the condominium fees. Don't hesitate—embrace a life of comfort and serenity in this remarkable residence. Contact your real estate agent today to arrange a viewing.



Built in 2005

Essential Information

MLS® #	202501357
Price	\$484,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Year Built	2005
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	April 17th, 2025

Community Information

Address	306 277 Rutledge
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-B
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 2M2

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Heated Garage, Underground, Assigned, Parking Spaces(s), Paved
View	Bay, Harbour, Ocean

Interior

Interior Features	Elevator, Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Other

Exterior

Exterior Features	Barbecue
Lot Description	Conservation, Partial Landscaped, Level

Roof	Asphalt
Construction	Brick, Wood 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	condo
HOA Fees	649.72
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Viewpoint Realty Services Inc.
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