

# \$464,900 - 102 277 Rutledge Street, Bedford

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MLS® #202506424

**\$464,900**

2 Bedroom, 2.00 Bathroom, 1,467 sqft  
Residential

20-B, Bedford, NS

Welcome to Falcon Ridge, Unit 102! This highly desirable building is well managed with many perks, such as EV car charging stations, a gym, a top floor common room and balcony with stunning views of the Bedford Basin, in-unit laundry, pet friendly, no Airbnbs allowed, underground parking/storage and ample guest parking outside. This corner unit has a thoughtful and spacious layout with 2 bedrooms plus a den and 2 full bathrooms spread out over 1,467 square feet of living space. You first enter into a spacious foyer that leads right into your open concept living space with hardwood flooring, updated quartz countertops and appliances and a ductless heat pump to keep you cool on those hot Summer days (no need to worry about heat as this is included in the condo fees!). Just outside your dining space you have a balcony to enjoy those Summer evenings with a cold one! The living room flows right into a large den/office and down the opposite hall you have 2 well sized bedrooms with the primary suite including a large walk-in closet and a 5pc ensuite bathroom. This building has fantastic management with strong financials and sits in the perfect central location in Bedford. Corner units here don't last long so book your showing ASAP before it's gone!



Built in 2004

## Essential Information

MLS® #	202506424
Price	\$464,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,467
Year Built	2004
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	July 28th, 2025

### Community Information

Address	102 277 Rutledge Street
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-B
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 4M2

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Underground, Assigned, Parking Spaces(s)

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt
Construction	Brick, 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	RCDD
HOA Fees	799.65
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	Exit Realty Metro
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