

\$349,900 - 217 15 Langbrae Drive, Halifax

MLS® #202507934

\$349,900

2 Bedroom, 1.50 Bathroom, 1,122 sqft

Residential

5-D, Halifax, NS

Welcome to your new beginning. Imagine: Instead of battling traffic for hours to reach a distant suburb, you swing by your fav grocery store just around the corner after a workout, pop into your condo complex and pull into your parking spot, right by the side door, closest to your unit. Home in minutes, not miles. Kick off your shoes in the entryway, hang your coat in the front closet, toss your gym clothes straight into the laundry—no mess, no fuss. Groceries land effortlessly on the kitchen counter, your briefcase finds a home in the den. Quick stop in the bathroom to refresh, and the day already feels lighter. This two bed, two bath condo is all about the flow. The layout is practical, welcoming, and smart. The den is perfect for work-from-home days while still being separate from the main living areas, ideal for entertaining or unwinding in peace. The kitchen is fresh and functional, featuring updated cabinet doors, hardware, a stylish new faucet with pull-out sprayer, and all the modern appliances: glass cooktop stove with warming zone, built-in microwave range which is a great space saver, like new fridge, dishwasher, and new hot water tank in the laundry room. Both bathrooms have new toilets. The wall color is light and airy. Soft, serene, and natural, bringing a sense of calm and renewal to every corner. Primary bedroom is a good size, includes a walk-in closet, two-piece ensuite with a floating vanity and solid white integrated rectangular sink that adds a modern touch. The second bedroom



offers tranquil views of tall trees and a walk in closet. Located on the second floor of a well-maintained building, there is an elevator and no steps at the main entrance, a live-in superintendent, and a welcoming party room. Plus, the location is a gem. A highly desirable area with Canada Games Center, BMO Soccer Facility, parks and trails. Public transit nearby makes it easy to stay connected to downtown Halifax, shopping, entertainment, and everything in between.

Built in 1989

Essential Information

MLS® #	202507934
Price	\$349,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,122
Year Built	1989
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	May 15th, 2025

Community Information

Address	217 15 Langbrae Drive
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-D
City	Halifax
County	Halifax
Province	NS
Postal Code	B3M 3W5

Amenities

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

Interior Features	High Speed Internet
Appliances	Glass Cooktop, Electric Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard
Has Basement	Yes
Basement	Other

Exterior

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

School Information

Elementary	Park West School
Middle	Fairview Junior High School
High	Halifax West High School

Additional Information

Zoning	Condo
HOA Fees	488.03
HOA Fees Freq.	Monthly

Listing Details

Listing Office	EXP Realty of Canada Inc.
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Listing information last updated on November 2nd, 2025 at 3:32pm AST