

# \$459,900 - 109 277 Rutledge Street, Bedford

MLS® #202510046

**\$459,900**

2 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential

20-B, Bedford, NS

Welcome to Unit 109 at Falcon Ridge – where style, space, and stress-free living come together in the heart of Bedford! This bright and airy 2-bedroom + den, 2-bath condo offers 1,270 square feet of smart, carpet-free living with a layout designed for both comfort and privacy. The bedrooms are thoughtfully placed on opposite ends, with the primary featuring a walk-through closet and a spacious 4-piece ensuite. Love to entertain or unwind? The open-concept living and dining area flows to a private balcony – perfect for summer evenings. You’ll also love the in-unit laundry, generous storage, and a ductless heat pump for that cool AC! (bonus: baseboard heat and hot water are included in the condo fees). Falcon Ridge is packed with perks: underground parking with storage, EV charging station, a gym, sauna, rooftop lounge with Bedford Basin views, guest suite, and more. Pet-friendly and perfectly located, this well-managed building makes life easy. Say goodbye to maintenance headaches and hello to your next chapter!

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 202510046 |
| Price     | \$459,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                 |
|----------------|-----------------|
| Full Baths     | 2               |
| Square Footage | 1,270           |
| Year Built     | 2004            |
| Type           | Residential     |
| Sub-Type       | Condominium     |
| Status         | Closed          |
| Date Sold      | June 19th, 2025 |

### Community Information

|              |                         |
|--------------|-------------------------|
| Address      | 109 277 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), Paved                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Elevator, Ensuite Bath, High Speed Internet    |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Ductless, Hot Water                            |
| Has Basement      | Yes  |
| Basement          | Finished                                       |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony             |
| Lot Description   | Landscaped, Level   |
| 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 649.72  
HOA Fees Freq. Monthly

**Listing Details**

Listing Office Royal LePage Anchor Realty

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 14th, 2025 at 3:32am ADT