

Spryfield

## 12 Limerick Road

\$394,900





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## **Description**

Located in a welcoming, family-oriented neighbourhood just minutes from downtown Halifax, this beautifully updated 4-bedroom, 2-bath condo townhouse offers three finished levels of bright, functional living space.perfect for growing families or those who love to entertain. Step inside to a spacious entry-level foyer that leads to the generous family room, a private lower-level bedroom ideal for guests or extended family, and a 4-piece bath with convenient in-suite laundry. The main living area is the true heart of the home. The sun-filled living room features large picture windows and gleaming hardwood floors, flowing seamlessly into the stunning

open-concept kitchen and dining space. Thoughtfully remodeled in 2023, the kitchen blends modern updates with timeless charm—featuring stainless steel appliances, a statement backsplash, butcher block countertops, and refinished lower cabinetry. From the dining area, step out into your private, fully fenced backyard. Professionally landscaped and completed in 2025, the standout is the incredible patio and pergola—an ideal space for hosting friends and family or unwinding in peace after a long day. On the top level, you'll find a spacious primary bedroom with double closets, a full 4-piece bath, two additional bedrooms one of which is currently set up as the home office.

### **Specifications**

MLS<sup>®</sup> Number 202523050

Class Residential

Type Condominium

Bedrooms 4

Bathrooms (full/half) 2/0

Main Living Area 1,080 sq. ft.
Total Living Area 1,620 sq. ft.

Lot Size Under 0.5 Acres

Age 52 years old

Monthly Condo Fee \$248

Parking Assigned Parking within Parking lot.
Flooring Ceramic, Hardwood, Laminate, Tile

Heating Baseboard
Fuel Type Electric
Water Source Municipal
Sewage Disposal Municipal

### **Room Sizes**

#### Lower Level

Foyer 13'8"X5'1"

Family Room 14'10"X10'4"

Bedroom 11'11"X7'8"

Laundry/Bath 5'5"X11'10"

2nd Level

Dining Room 14'7"X8'9"

Kitchen 12'X8'5"

Living Room 15'X13'11"

3rd Level

Bedroom 8'7"X6'10"

Den/Office 11'X8'6"

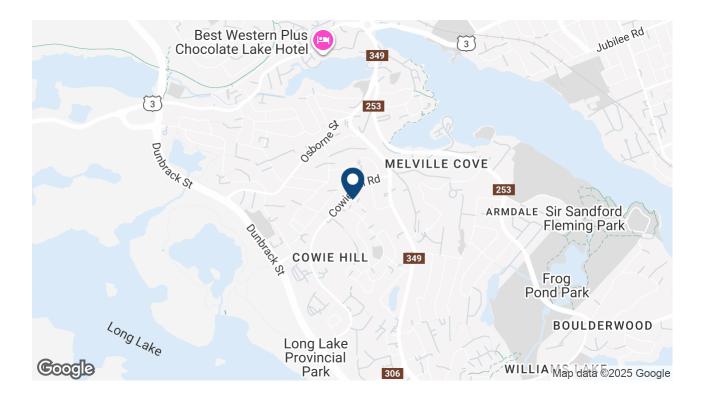
Primary Bedroom 14'2"X10'7"

Bath 2 10'6"X7'4"

### Income Information

Rental Income Potential

## Location



# **Photos**











































































