

Fairmount, Clayton Park, Rockingham

## 601 53 Bedros Lane

\$459,900



### James Langill

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## Description

Come discover this spacious, freshly painted, top-floor condo unit located in a convenient and accessible location. Major bus routes connecting you to the rest of HRM are just steps away from the building. Situated between the Bedford Highway and the 102, the property provides easy access to a variety of shops, services, and transportation options. Step inside unit 601 and notice immediately that not all condos feel like shoeboxes - the open-concept kitchen, dining, and living area makes the space feel large and welcoming — perfect for both relaxing and entertaining. Large windows provide an abundance of natural light throughout. The unit

features two large bedrooms and two full bathrooms, in-suite laundry, a private balcony and solid soundproofing between units. The primary bedroom has a walk-through closet leading to your ensuite featuring double sinks and a large walk-in shower. One assigned underground parking spot and a storage locker are included (although the extra-large in-suite laundry room also provides great storage). This well-managed building features a party room, a main-floor gym, a library, and heated underground parking. For added convenience, the condo fee includes heat, water & hot water, snow removal, and common elements maintenance. Whether you're looking for an owner-occupied home, an investment rental, or a roommate setup, this big, bright, and freshly painted unit is a must-see. Come and experience how good condo living can feel.

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## Specifications

MLS <sup>®</sup> Number	202612268
Class	Residential
Type	Condominium
Bedrooms	2
Bathrooms (full/half)	2/0
Main Living Area	1,275 sq. ft.
Total Living Area	1,275 sq. ft.
Lot Size	Under 0.5 Acres
Age	20 years old
Parking	Assigned #14 right beside elevator
Garage	Heated, underground
Flooring	Laminate
Heating	Baseboard, Hot Water
Fuel Type	Electric, Natural Gas
Water Source	Municipal
Sewage Disposal	Municipal

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## Room Sizes

### Main Floor

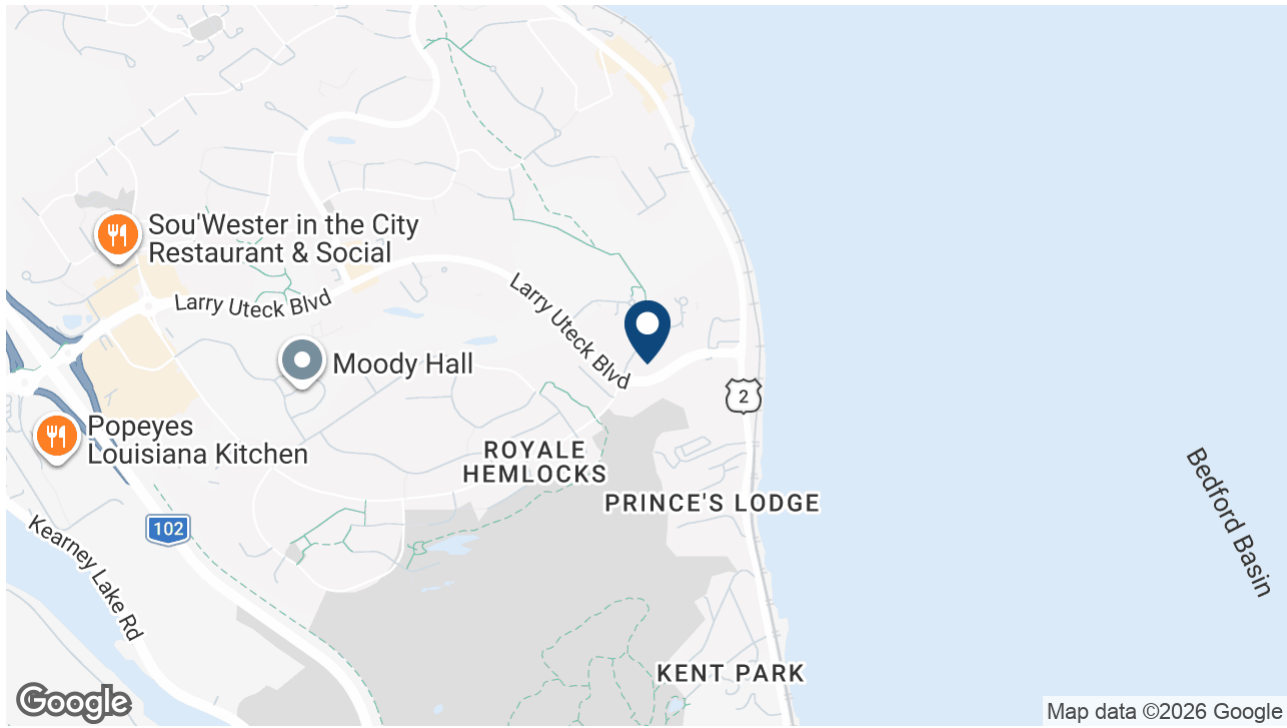
Kitchen	12'8 x 9'3
Living Room	16'10 x 20'5
Laundry	9'6 x 6'1
Foyer	14'2 x 4'7
Bath 1	12'8 x 5'10
Bedroom	10' x 14'
Primary Bedroom	11'9 x 14'
Ensuite Bath 1	8'4 x 11'6

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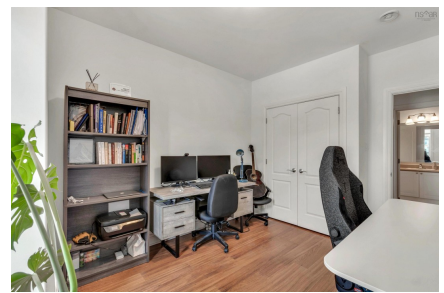
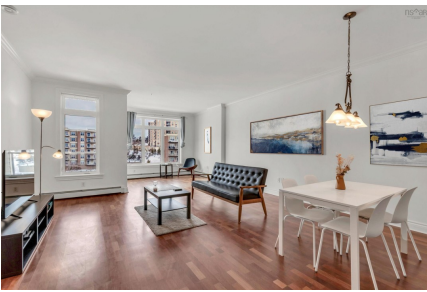
## Income Information

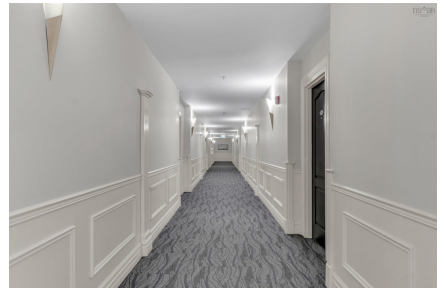
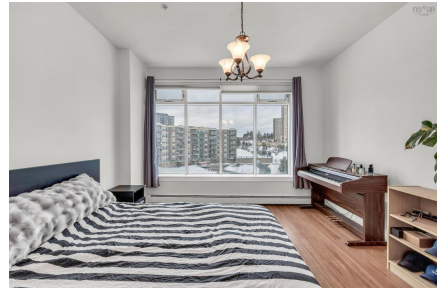
Rental Income	Potential
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# Location



# Photos







TOTAL 127 sq. ft.  
1st floor: 127 sq. ft.  
EXCLUDED AREAS: PORCH, DRIVE, STAIRCASES, 02 sq. ft. WALLS, 50 sq. ft.