

# \$309,900 - 172 Duffus Drive, Bedford

---

MLS® #202008269

## \$309,900

3 Bedroom, 2.50 Bathroom, 2,320 sqft

Residential on 0.08 Acres

20-E, Bedford, NS

Over \$25,000 worth of updates and renovations over the last 3 years!! Pride of ownership in this very well maintained and tastefully appointed 3 bedroom, 2 1/2 bath home. Some features include: renovated open concept kitchen/dining area including updated cabinets/counters/backsplash/tile flooring/pantry/ electrical/pot lights/breakfast bar, kitchen walk-out to newer 20 ft. x 10 ft. deck, hardwood and laminate flooring, front vestibule with leaded glass door, Master bedroom 3 piece ensuite, newer basement stairs, updated rec room with newer door to walk-out/newer vinyl flooring and baseboards, digital thermostats, Efficiency Nova Scotia suggested upgrades including R40 attic insulation resulting in Energuide Rating of '87', 2 electric thermal storage units, many newer vinyl windows, re-configured and landscaped yard, 10 ft. x 8 ft. shed, and much much more! Close to most amenities including Sunnyside Mall and Rocky Lake Junior High School. May be link home..detached above ground.

Built in 1990

## Essential Information

MLS® #	202008269
Price	\$309,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,320
Acres	0.08
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	172 Duffus Drive
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-E
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 1T5

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
-----------	---

### **Interior**

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Water Heater, Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Electric
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

### **Exterior**

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	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	RSU
--------	-----

### **Listing Details**

Listing Office	RE/MAX Nova (Halifax)
----------------	-----------------------

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 12th, 2025 at 10:17pm ADT