

# **\$849,900 - 27 Royalfern Way, Bedford**

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MLS® #202217800

**\$849,900**

3 Bedroom, 3.50 Bathroom, 2,733 sqft

Residential

20-F, Bedford, NS

The contemporary craftsman home you've been waiting for in Halifax's most sought-after community of West Bedford. Located on a very quiet and family-friendly cul-de-sac, you will fall in love with this gorgeous executive open concept home. Walk up the front stairs and imagine the warm summer evenings on the covered front porch watching the kids play out front. As you enter the home you are welcomed by a bright foyer with a bonus room often used as a home office or sitting area. On the main floor you first see the front living room bright & spacious beaming with light, down the hall you enter the great room with ceilings two stories high and a breathtaking fireplace feature. The back wall is all windows allowing an abundant amount of natural light to enter your home; fully equipped with remote blinds to control that sunshine. The main floor is a completely open concept with a large kitchen, pantry, and island perfect for entertaining friends and family. Off the kitchen is the dining area with access to the patio where you enter into your backyard oasis - a very rare and private setting for West Bedford. The second level is where your primary suite awaits, well appointed with a walk-in closet & full ensuite with custom tile/glass shower, soaker tub & double sinks. There are 2 more bedrooms, the main bathroom & laundry. The lower level features a large rec room area with a lovely electric fireplace and a full bathroom. This home has hardwood floors on the main floor and in all the upper-level bedrooms. It also has



a fully ducted heat pumpÂ system which is not only efficient but adds that luxury of cool air all summer long and surround sound throughout the home and equipped for central vac. The attached garage is the last piece to complete this perfect family home.

Built in 2012

### Essential Information

MLS® #	202217800
Price	\$849,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,733
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 13th, 2022

### Community Information

Address	27 Royalfern Way
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-F
City	Bedford
County	Halifax
Province	NS
Postal Code	B4B 0J7

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Heated Garage, Double, Paved

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Heat Pump
Fireplace	Yes
Fireplaces	Gas, Propane, Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

## Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Stone, 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	R1
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## Listing Details

Listing Office	Royal LePage Anchor Realty
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Listing information last updated on October 12th, 2025 at 12:17pm ADT