

\$999,900 - 195 Talus Avenue, West Bedford

MLS® #202223367

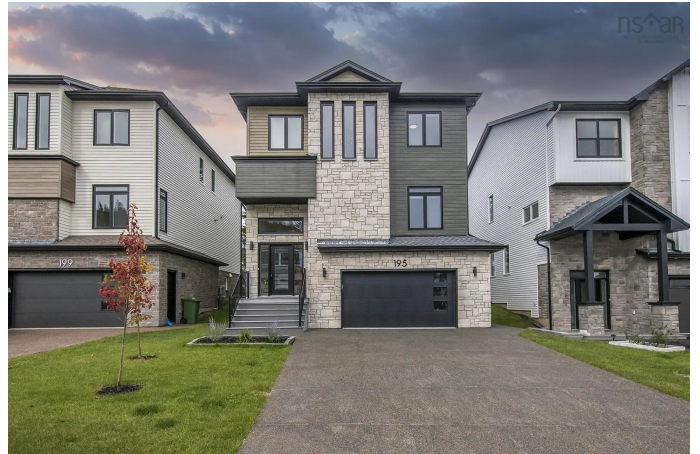
\$999,900

4 Bedroom, 4.50 Bathroom, 3,106 sqft

Residential

20-A, West Bedford, NS

Looking for new construction without the wait? Welcome to 195 Talus Avenue in beautiful Brookline Park, West Bedford. At a fresh 6 months old, this 3100sqft modern home and community has something for everyone. Your light-filled foyer with a tree lined hilly horizon view from the main level welcomes you into the tastefully appointed home with high quality finishes and upgrades throughout. Your open concept living, kitchen, and dining space are perfect for entertaining and daily living complimented by a wall of windows leading to the expansive composite deck and treed backyard which makes for the perfect backdrop. The kitchen features solid surface countertops, Bosch appliances with a 3 year extended warranty, custom cabinetry, and a large pantry with floor to ceiling storage. Working from home? the home office of all home offices can be found on your main floor nestled beside the powder room and large under-stair storage. Up the beautiful solid wood stairs with integrated wall lights and at the end of the hall is your primary suite with treed backyard views, spa like en-suite with all the modern amenities and Riobel fixtures, and a generously sized walk-in closet. Every bedroom on the second floor is treated to a full en-suite and large closets. The bright and well equipped laundry room with storage finishes off the second floor. The lower level of this home features impeccable ceiling heights, a full rec room with corner windows, large storage closets, a full bathroom and additional



bedroom. Your heated double car garage hasn't been forgotten and has been treated to a custom epoxy floor. This home is less than 30 minutes from Downtown Halifax, 20 minutes to Halifax Stanfield International Airport, and 5 minutes to nearby grocery and shopping. Reach out to your REALTOR® for your private showing today!

Built in 2022

Essential Information

MLS® #	202223367
Price	\$999,900
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,106
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	December 8th, 2022

Community Information

Address	195 Talus Avenue
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-A
City	West Bedford
County	Halifax
Province	NS
Postal Code	B4B 1T9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
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Parking Spaces	2
Parking	Double, Garage, Heated Garage, Wired, Aggregate
# of Garages	2

Interior

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

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Steel Siding, Stone, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Kingswood Elementary School
Middle	Madeline Symonds Middle School
High	Charles P Allen High School

Additional Information

Zoning	BWCDD
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Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 15th, 2025 at 12:47pm ADT