

# \$475,000 - 19 Lister Drive, Bedford

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MLS® #202227148

**\$475,000**

5 Bedroom, 2.00 Bathroom, 2,244 sqft

Residential on 0.34 Acres

20-D, Bedford, NS

This wonderfully cozy family home is one of those places where you feel warm as soon as you step inside the door. Its location, in a quiet neighbourhood, with no through-traffic and yet close proximity to shopping and amenities, means that it's really family friendly. The position up on a little hill gives a great view out of the picture window in the living room. The basement was tastefully renovated in 2018 and includes two good sized bedrooms and a wood stove in the family room that keeps the whole level warm and dry.

A large landscaped lot with a 28' x 14' deck provides ample space for outdoor activities as well as some privacy from the neighbours. With a heat pump on each level, the woodstove, and an on-demand water heater the power bills are very economical. The layout with 5 bedrooms means a room for everyone, even one for guests, and lots of parking in the driveway. Upgrades include siding (2019), woodstove (2016), electrical panel (200 amps in 2012); all pex plumbing, and modern vinyl windows. Available for quick closing. Firewood is included. House has been pre-inspected and owners will share the report with those interested in making an offer.



Built in 1961

## Essential Information

MLS® #

202227148

Price	\$475,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,244
Acres	0.34
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 30th, 2023

### Community Information

Address	19 Lister Drive
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-D
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 2M4

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished

### Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Concrete Perimeter

**School Information**

Elementary	Sunnyside Elementary School
Middle	Rocky Lake Junior High School
High	Charles P Allen High School

**Additional Information**

Zoning	RSU
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**Listing Details**

Listing Office	Exit Realty Metro
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