

# \$1,199,000 - 82 Bradford Place, Bedford

MLS® #202307214

**\$1,199,000**

4 Bedroom, 4.50 Bathroom, 4,034 sqft

Residential on 0.21 Acres

20-A, Bedford, NS

Come and explore this charming modern home located in the highly desirable Bedford West neighbourhood of Waterberry Park. With extensive upgrades throughout, this 4034 sqft., 1.5-storey house and double-car garage is waiting for you. 82 Bradford Place is brimming with character, featuring a main a floor primary bedroom with an ensuite, a bright family room with 12-foot glass patio doors, an efficient gas fireplace, a spacious kitchen with new ceasar stone countertops and large island, perfect for entertaining. A convenient laundry room and mudroom off the garage complete the main floor living space. The upper level boasts two large bedrooms, both with ensuite bathrooms. A large storage closet and laundry chute add to the convenience. This unique home has an open-concept feel on all levels. The lower level has a fourth bedroom, a full 3-piece bathroom, and a spacious rec room with a 4-panel patio door to the covered exterior space. An additional room that could act as a gym or games/media room, and a full wet bar finishes the lower level. The home is equipped with a natural gas fireplace and ducted heat pump to ensure your comfort no matter the season. And finally, the new Pre-Primary to Grade 12 schools which are walking distance and scheduled to open on Broad Street in September 2023. You won't want to miss the chance to see all that this home has to offer.

Built in 2016



## Essential Information

MLS® #	202307214
Price	\$1,199,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,034
Acres	0.21
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 27th, 2024

## Community Information

Address	82 Bradford Place
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-A
City	Bedford
County	Halifax
Province	NS
Postal Code	B4B 0R6

## Amenities

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

## Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer, Washer, Range Hood, Refrigerator, Wine Cooler
Heating	Forced Air, Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes

Fireplaces	Gas, Fireplace(s)
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Finished, Walk-Out Access

### **Exterior**

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Aluminum Siding, Brick, 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	R1
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### **Listing Details**

Listing Office	Keller Williams Select Realty
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