

\$1,030,000 - 2/4 Scotia Drive, Bedford

MLS® #202315142

\$1,030,000

6 Bedroom, Bathroom,
Residential Income on 0.14 Acres

20-E, Bedford, NS

Introducing a fantastic investment opportunity in Bedford. This dual-unit property invites you to live the dream of owning a home that not only serves as a sanctuary but also a steady source of income. A true rarity in Bedford, this gem is the perfect setup for a large family or the astute investor who's seeking an AirBnB hotspot. Imagine living in one beautifully designed half, complete with an open main floor plan, hardwood floors, and an abundance of natural light while the other half helps pay your mortgage. That's right; you can live comfortably and watch your investment grow simultaneously. Each side is a mirror image of the other, giving both you and your tenant equal access to high-quality living. Location is everything, and this property has it in spades. Situated mere minutes from local amenities and with easy highway access, Halifax and Dartmouth are just a short drive away. Convenience has never felt so effortless. With open floor plans and an upper level boasting 3 bedrooms, these units are designed for family living. The finished basement in each unit adds a further layer of versatility, with a recreational room, a full bathroom, and a walkout to the backyard. It's a perfect space for entertainment, relaxation, or even a home office. The private back deck overlooking the treed lot behind is a nice place to relax. Important details regarding occupancy: the left side (#2) is available for occupancy within 60 days as per the affidavit. The right side (#4) currently houses tenants on a term lease until



August 2024, securing you with immediate rental income. Opportunities like this are scarce in Bedford. This isn't just a house; it's a lifestyle, an investment, a story - your story. Start penning the next exciting chapter of your life today with this unrivalled opportunity. Come and check it out today!

Essential Information

MLS® #	202315142
Price	\$1,030,000
Bedrooms	6
Acres	0.14
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	November 27th, 2023

Community Information

Address	2/4 Scotia Drive
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-E
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 2T9

Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Double, Paved

Interior

Interior Features	Central Vacuum, Dining Room, Family Room
Appliances	Central Vacuum, Stove, Dryer, Washer, Refrigerator, Dishwasher
Heating	Baseboard
# of Stories	2

Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres
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
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Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 13th, 2025 at 5:17am ADT