

# \$539,900 - 170 Duffus Drive, Bedford

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MLS® #202315205

**\$539,900**

3 Bedroom, 1.50 Bathroom, 2,119 sqft

Residential on 0.08 Acres

20-E, Bedford, NS

Tucked away in the heart of Bedford we find the quiet Oakridge subdivision where we enjoy the convenience of being within walking distance of great schools, parks, and restaurants. We also find the ideal family home, sized just right for a couple starting out or a growing family putting down roots. Crafted with an emphasis on convenience, this home presents an array of well-thought-out features. The hardwood floors throughout the home are both striking and durable while the front living room is illuminated by a bay window which makes it a beautiful space to gather and unwind. Flowing to the back of the home, the kitchen lies waiting for meals and memories to be made. The combined kitchen and dining open layout encourages shared family moments and provides a nice layout for entertaining guests. When the sun is shining the sliding door opens up to a back deck where summer evenings can be enjoyed barbecuing and dining outside. Overlooking the fenced backyard makes this deck an ideal spot for gatherings where both the adults and kids can enjoy having their own spaces. Upstairs the spacious main bedroom with a walk-in closet will provide the resting space you've been dreaming of. While the two kids' bedrooms down the hall create room for the family to grow. The renovated bathroom will be a shared place for everyone to start and finish their days. Brimming with versatility, the basement is a blank canvas awaiting your touch. Picture a lively play area for the children



or a tranquil home office, a place to get away and focus. The addition of a backyard access door weaves in a note of convenience, combining indoor functionality with the beauty of your backyard in this flexible space. Finish your exploration in the secure confines of the fenced backyard. Here, kids and pets can play safely, adding life and laughter to the serene outdoors. Embrace the possibilities and make this charming home the backdrop to your family's future. Come and check it out today!

### Essential Information

MLS® #	202315205
Price	\$539,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,119
Acres	0.08
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 20th, 2023

### Community Information

Address	170 Duffus Drive
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-E
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 3T4

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking	No Garage, Parking Spaces(s), Paved
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### **Interior**

Interior Features	High Speed Internet
Heating	Baseboard
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

### **Exterior**

Lot Description	Under 0.5 Acres, Landscaped
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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