

# \$799,000 - 223 Rocky Lake Drive, Bedford

MLS® #202316686

**\$799,000**

5 Bedroom, Bathroom,  
Residential Income on 0.13 Acres

20-E, Bedford, NS

Introducing 223 Rocky Lake Drive, Bedford - an exceptional new construction semi-detached house featuring legal dual units. The upper unit boasts 4 bedrooms, 3 full bathrooms, an open-concept kitchen with sleek cabinetry and stone countertop. Modern living and dining spaces featuring electric fireplace. Stay comfortable with the ducted heat pump. Step outside onto one of the two balconies, perfect for enjoying your morning coffee or unwinding in the evenings. With thoughtfully designed spaces and top-notch finishes, this unit offers an ideal combination of style and functionality. The lower unit offers 1 bedroom and 1 bathroom, making it a perfect rental income opportunity. Situated in the heart of Bedford, it's a mere 2-minute drive to Sunnyside Mall and highway 102, conveniently close to amenities, restaurants, groceries, and schools. Don't miss your chance to own this modern property with income potential in a prime location.



Built in 2023

## Essential Information

MLS® #	202316686
Price	\$799,000
Bedrooms	5
Acres	0.13
Year Built	2023
Type	Residential Income

Sub-Type	Duplex
Status	Closed
Date Sold	September 14th, 2023

### **Community Information**

Address	223 Rocky Lake Drive
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-E
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 2S8

### **Amenities**

Utilities	Electricity Connected
Parking Spaces	1
Parking	Concrete, Single

### **Interior**

Interior Features	Dining Room, Secondary Suite
Heating	Baseboard, Heat Pump, Ductless
Cooling	Air Conditioning
Has Basement	Yes
Basement	Finished, Walk-Out Access

### **Exterior**

Exterior Features	Balcony
Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Aluminum Siding, Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Zoning

RTU

## **Listing Details**

Listing Office

Royal LePage Atlantic

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