

# \$899,900 - 11 Rose Fortune Gate, Bedford

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MLS® #202317730

**\$899,900**

4 Bedroom, 3.50 Bathroom, 3,225 sqft

Residential on 0.15 Acres

20-F, Bedford, NS

Located in the sought-after Bedford West area, this stunning 4-bedroom, 2-storey home offers an exceptional living experience. With its contemporary design and spacious layout, it presents a perfect blend of comfort and style. As you step inside the large foyer, you're greeted by an open layout that seamlessly connects the living, dining, and kitchen areas, creating an easy flow that's perfect for both everyday living and entertaining. The main floor boasts a well-appointed kitchen with all the amenities a discerning chef could desire. With a walk in pantry and natural gas stove, this is made for cooking for family and friends alike to sit around the island and enjoy the space. Upstairs, you'll find three generously sized bedrooms, providing plenty of space for family members. The master bedroom is a true retreat, complete with an en-suite bathroom having a walk-in shower, double sinks and a free standing soaker tub. One of the highlights of this property is the deck and rear garden that surrounds the home. Whether you've got kids or just simply enjoy spending time outdoors, the deck and garden offer a peaceful spot where you can relax and unwind. Additionally, the full basement provides endless possibilities for customization. Create the ultimate entertainment area, a home gym, or a cozy media room—the choice is yours. With a full bath and 4th bedroom this allows for guests to have their own space whilst staying over. Situated in the Parks of West Bedford, this home offers not only the comfort and



luxury of the house itself but also the benefits of being part of a vibrant and desirable community. The location provides easy access to amenities, shopping, dining, and entertainment options, making it an ideal place to call home. In summary, this 4-bedroom, 2-storey home in the Bedford West area presents an open layout, a beautiful garden, and a full basement, all within a desirable community setting.

Built in 2018

**Essential Information**

MLS® #	202317730
Price	\$899,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,225
Acres	0.15
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 27th, 2024

**Community Information**

Address	11 Rose Fortune Gate
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-F
City	Bedford
County	Halifax
Province	NS
Postal Code	B4B 0X5

**Amenities**

Utilities	Electric, Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Double, Garage, Heated Garage, Paved
# of Garages	2

### **Interior**

Interior Features	Ensuite Bath, High Speed Internet
Heating	Fireplace(s), Forced Air, Heat Pump, In Floor
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

### **Exterior**

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	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	BWCDD
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### **Listing Details**

Listing Office	EXP Realty of Canada Inc.
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