

\$499,900 - 116 High Street, Bedford

MLS® #202318963

\$499,900

5 Bedroom, 2.00 Bathroom, 1,796 sqft

Residential on 0.34 Acres

20-A, Bedford, NS

Welcome home to 116 High Street in charming Old Bedford, located only steps to the wildly popular Bedford Waterfront, nestled on a huge 15,000 sq ft mature lot amongst towering trees. This quiet area of Bedford is close to all amenities, Paper Mill Lake and Lebrun Center. This property has so many great opportunities with this home boasting a fully contained legal 2 bedroom lower apartment that has just completed a transformation with all new flooring throughout, freshly painted, new lights and many other upgrades. Main level features the character of hardwood floors, living room with cove moulding a charming stone wood burning fireplace and extra large windows with seasonal views of the Basin, kitchen, 3 bedrooms and a bath. The attic is high enough to stand up, with great opportunity to develop. This property could enable someone to live quite affordable by living in the upper 3 Bedroom unit and having the lower unit pay some of your mortgage. Or use the whole home for your family & maybe put your parents or grown teens in the lower unit, the opportunities are endless. There is a shared laundry room in the basement & parking for several cars. This home has recently installed a high efficient Propane Furnace so no oil on the property. Currently the Seller is using the home as a two unit investment property. The lot is large enough to build a massive garage or a Backyard Granny Suite that HRM is encouraging people to consider. Few opportunities like this become available,



DON'T MISS OUT!

Built in 1954

Essential Information

MLS® #	202318963
Price	\$499,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,796
Acres	0.34
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 5th, 2023

Community Information

Address	116 High Street
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-A
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 1M4

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Gravel, Parking Spaces(s)

Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Freezer - Chest, Refrigerator
Heating	Baseboard, Fireplace(s), Furnace

Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Rolling Slope
Roof	Asphalt
Construction	Vinyl Siding, Other
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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