

# \$879,000 - 401 40 Waterfront Drive, Bedford

MLS® #202319232

**\$879,000**

3 Bedroom, 2.00 Bathroom, 2,000 sqft

Residential on 0.62 Acres

20-B, Bedford, NS

It's a rare gem! Blanketed with natural bright light, extremely spacious, open, quiet, freshly painted, exquisite 2,000 sq. ft. Penthouse Suite. Offering three bedrooms, two full baths, two balconies. In addition to two private entrances this property offers a rooftop patio with commanding views of Bedford Basin and Shore Drive. Two heat pump zones positioned throughout. Huge primary suite includes two closets, a walk-in closet and private balcony. Cathedral ceilings, crown mouldings, chair rails are its unique design features. Upgraded kitchen, including stone countertop (2023), sink (2023) new appliances (2022), spare bathroom vanity (2023) and new primary heat pump installed (2023). Condo fees include heat, hot water, all amenities, large storage locker and parking space (close to elevator and personal back entrance). Direct, private access to Bedford waterfront from front door. Spectacular year-round gardens with private courtyard, piazza and water fountain. Steps away from popular Bedford Basin seawall, DeWolfe Park, Shore Drive walking paths, community swimming pool, playground and Bedford Basin Yacht Club. This condo is truly an exceptional home!



Built in 1998

## Essential Information

MLS® # 202319232

Price \$879,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,000
Acres	0.62
Year Built	1998
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	October 31st, 2023

### **Community Information**

Address	401 40 Waterfront Drive
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-B
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 4J1

### **Amenities**

Utilities	Electric, Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking	Heated Garage, Underground, Assigned, Parking Spaces(s), Paved

### **Interior**

Interior Features	Elevator, High Speed Internet
Appliances	Cooktop, Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless, Hot Water
# of Stories	4
Stories	4 Level
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt
Construction	Brick

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                      CONDO  
HOA Fees                   1164  
HOA Fees Freq.          Monthly

**Listing Details**

Listing Office              RE/MAX Nova

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