

\$689,900 - 16 Emmerson Street, Bedford

MLS® #202324776

\$689,900

3 Bedroom, 2.50 Bathroom, 2,516 sqft

Residential on 0.23 Acres

20-B, Bedford, NS

Nestled away on a peaceful, tree lined lane in Old Bedford and boasting Bedford Basin views, a three bedroom/three bath, renovated two-story gem awaits. Potential for additional bedrooms! Basking in the warmth of southern exposure, with an abundance of natural light throughout, this home embodies a peaceful lifestyle with spaciousness beyond, perfect for entertaining family & friends. The open concept kitchen/dining/living area, complemented by a wood burning fireplace, sets the stage for both ambiance and comfort. Two steps away, the generous sized family room features a cozy wood stove, offering yet another inviting space for relaxing and entertaining. Versatility at it's best! With it's own separate entrance, the family room could easily transform into a home office or revert to it's original state as a garage. Moving upstairs, discover a spacious 23x18 primary bedroom with walk-in closet. The ensuite bathroom features a five piece setup, including a roomy jet tub, dedicated shower area and double vanity. Two additional ample sized bedrooms and full bath complete the upper level. With extra thick insulated walls and two ductless heat pumps, comfort is guaranteed year-round. Opportunity for further expansion in the unfinished basement, providing room for customization and growth. Current laundry facilities and inviting ambiance of a wood stove plus roughed-in bathroom, this area has great potential for functionality and comfort. This home offers tranquil living close to Bedford's



amenities, including yacht club, parks, playgrounds, walking trails, swimming pool, tennis courts, and it's in a sought-after school district, ensuring a community-oriented lifestyle! *** Fireplaces require new liner; appliances are as is.

Built in 1962

Essential Information

MLS® #	202324776
Price	\$689,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,516
Acres	0.23
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 4th, 2024

Community Information

Address	16 Emmerson Street
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-B
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 1V8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Parking Spaces(s), Paved, Single

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove, Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Hardwood Bush, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	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	RSU
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Listing Details

Listing Office	RE/MAX Nova
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