

# \$439,900 - 41 Peruz Court, Bedford

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MLS® #202325382

**\$439,900**

3 Bedroom, 1.50 Bathroom, 1,494 sqft  
Residential on 0.04 Acres

20-A, Bedford, NS

Welcome to 41 Peruz Court in the much sought-after Bedford Basin Estates. This cute-as-a-button 3 bedroom, 2 bathroom townhouse overlooks the Bedford Basin and boasts tremendous curb appeal with its double-wide paved driveway, warm Cape Cod siding, and full-width decks on both the main living level and walkout basement level. Located in one of the best school districts in Nova Scotia, this home is the epitome of minimal maintenance living and energy efficiency with its fully ducted heat pump for central heating, cooling, and savings, extensive interior updates, and charming open concept floorplan. Enjoy large windows overlooking the Bedford Basin on both the main level and primary bedroom along with soaring high ceilings in the cozy and airy basement. The home has been beautifully maintained with several key features and upgrades that include but are not limited to: a large primary bedroom w/ WIC overlooking Basin, stunning renovated full bathroom, open concept main level with gorgeous views, high ceilings in the walkout basement, huge storage room, extra parking end of the street, oil is only backup source, ducted electric heat pump (2017), new roof (2017), partition walls & rails on both decks (2017), hot water tank (2017), kitchen renovations (2016), bathroom renovation (2016), new carpet up & down (2014), exterior house painted (2014) & more! Ask the Agent for a full list of upgrades. First-time and experienced buyers alike will



appreciate the efficiency, functionality, and investment qualities of this home. A perfect location and mere minutes to all the finest amenities of Bedford & Halifax. Call today!

Built in 1996

**Essential Information**

MLS® #	202325382
Price	\$439,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,494
Acres	0.04
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 10th, 2024

**Community Information**

Address	41 Peruz Court
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-A
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 4G2

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected, Other
Parking Spaces	2
Parking	No Garage, Double, Paved
View	Harbour

**Interior**

Interior Features	Central Vacuum, High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator
Heating	Heat Pump
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

## Exterior

Lot Description	Under 0.5 Acres, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Bedford South 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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