

# \$879,900 - 109 Abbington Avenue, Bedford

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MLS® #202406089

**\$879,900**

4 Bedroom, 3.50 Bathroom, 3,144 sqft

Residential on 0.15 Acres

20-F, Bedford, NS

Welcome to 109 Abbington Avenue, a stunning family home nestled in the highly sought-after Parks of West Bedford! This meticulously designed residence offers a seamless blend of style and functionality. Step inside, and youâ€™re greeted by a bright and airy den/office on the main floor, an ideal work-from-home situation. Continue through the foyer to find the heart of the home â€“ a beautiful kitchen, complemented by an open-concept design that flows seamlessly into the spacious dining area, and the inviting executive-style living room. Here, a striking floor-to-ceiling stone propane fireplace creates a cozy ambiance, perfect for relaxing or entertaining guests. Upstairs, the luxurious primary suite awaits, featuring double doors, a spa-like ensuite, and a large walk-in closet. Two additional well-appointed bedrooms and a spacious kids' bathroom provide ample space for the whole family to thrive. Convenience is key with upstairs laundry, making chores a breeze. The lower level of this home is fully finished, offering a walk-out rec room, a versatile fourth bedroom, and an additional full-sized bathroom. Outside, the property is beautifully landscaped, with budding trees adding to the charm of the neighbourhood. Enjoy the convenience of being close to all the beautiful parks and amenities this ideal area has to offer, including being part of the coveted Kingswood School district. Don't miss out on the opportunity to call this move-in ready home your own. Book your private



showing today before itâ€™s #SoldBySarah!

Built in 2015

**Essential Information**

MLS® #	202406089
Price	\$879,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,144
Acres	0.15
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 27th, 2024

**Community Information**

Address	109 Abbington Avenue
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-F
City	Bedford
County	Halifax
Province	NS
Postal Code	B4B 0R3

**Amenities**

Utilities	Electric, Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	Attached, 1.5, Paved
# of Garages	2

**Interior**

Interior Features	Central Vacuum, High Speed Internet
Appliances	Propane Cooktop, Gas Oven, Dishwasher, Dryer, Washer, Range Hood,

	Refrigerator
Heating	Forced Air, Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Finished, Walk-Out Access

## Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Kingswood Elementary School
Middle	Madeline Symonds Middle School
High	West Bedford High

## Additional Information

Zoning	BWCDD
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## Listing Details

Listing Office	Parachute Realty
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