

# \$899,900 - 10 Talus Avenue, Bedford

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MLS® #202411314

**\$899,900**

5 Bedroom, 3.50 Bathroom, 3,014 sqft

Residential on 0.12 Acres

20-F, Bedford, NS

Nestled in the heart of Brookline Park, one of West Bedford's most sought-after neighbourhoods, sits 10 Talus Avenue - a beacon of refined living. This executive-style 5-bedroom home, just three years young, still under new home warranty, seamlessly merges opulence with functionality through its high-quality finishes and thoughtful design. No detail has been overlooked in this fantastic family home, as evidenced by its meticulously maintained condition and array of upgrades. Brand-new lighting and plumbing fixtures, premium appliances, and custom window treatments bring added refinement, while practical enhancements, like a new radon mitigation system and Google Nest smart thermostat, provide an extra touch of assurance for new owners. Additionally, a fully ducted heating and cooling system, and elegant natural gas fireplace ensures optimal comfort year-round. This home has excellent curb appeal, and the allure continues inside, boasting timeless elegance with classic finishes like engineered hardwood, elegant tile, and quartz countertops throughout. Enjoy al fresco dining on your own spacious deck (complete with a new privacy wall) or take advantage of your highly walkable new neighbourhood and dine out at a variety of cafes and restaurants nearby. With 5 bedrooms (plus den), including a luxurious primary suite, a spacious rec room, attached garage, and ample storage throughout, this fantastic family home offers tons of space for



every member to thrive. 10 Talus Avenue awaits its discerning new owner, offering flawless craftsmanship and turnkey convenience. With its ideal location and perfect layout, this home promises to effortlessly accommodate every aspect of modern living from family life to professional demands.

Built in 2021

**Essential Information**

MLS® #	202411314
Price	\$899,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,014
Acres	0.12
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 22nd, 2024

**Community Information**

Address	10 Talus Avenue
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-F
City	Bedford
County	Halifax
Province	NS
Postal Code	B4B 1L7

**Amenities**

Utilities	Electric, Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
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Parking Spaces	3
Parking	Attached, Single, Heated Garage, Double, Paved
# of Garages	1

## Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Fireplace(s), Heat Pump
Cooling	Ducted Cooling
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, Landscaped, Level
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Kingswood Elementary School
Middle	Madeline Symonds Middle School
High	Charles P Allen High School

## Additional Information

Zoning	BWCDD
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## Listing Details

Listing Office	Parachute Realty
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