

\$1,295,000 - 11 Wardour Street, Bedford

MLS® #202411715

\$1,295,000

4 Bedroom, 4.50 Bathroom, 4,728 sqft

Residential on 0.37 Acres

20-C, Bedford, NS

Welcome to 11 Wardour Street. This magnificent 4,700+ sq ft home found just off Shore Drive is situated on a 15,000+ sq ft lot featuring mature trees and immaculate gardens that offer complete privacy. Located in the heart of Bedford, the neighborhood is a haven of tranquility and nature with harbour views just a walk around the corner. The bright kitchen, attached to the generous dining room, features an abundance of cabinets, large island with 6 stools, granite countertops, built-in counter cooktop range and oven, wall mounted pot filler, and a garburator. There is a large versatile second primary suite located on the main floor featuring a W/I closet and ensuite that is ideal for an in-law suite or one level living. The grand foyer leads to both the formal living room and paneled study/den, both featuring wood burning fire places. The grand hardwood staircase leads to an open upper landing perfect for reading and a place for the kids to do their homework. The second level offers 3 spacious bedrooms, including a second primary with stunning ensuite, as well as large laundry room with attached storage. This home has been tastefully updated recently and all rooms are of generous proportions. Upgrades include newly surfaced driveway that can accommodate 10+ cars, rear composite deck with glass rails, backup generator located in wired shed, ducted heat pump offering A/C and heat, and the water heater. The bathrooms, kitchen, basement, and timeless trim and wainscoting were



renovated prior to the last updates. The basement features a generous rec room with a F/P, gym, stunning full bathroom featuring separate shower and soaker tub., as well as a games/pool room that is partially finished (the ceiling and flooring are the only parts left to complete). This room has been omitted from the living area measurements of the home. List of inclusions found in the documents section. This home is absolutely a must see!

Built in 1982

Essential Information

MLS® #	202411715
Price	\$1,295,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,728
Acres	0.37
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 26th, 2024

Community Information

Address	11 Wardour Street
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-C
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 2H5

Amenities

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

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Cooktop, Electric Oven, Dishwasher, Dryer, Washer, Garburator, Microwave, Refrigerator
Heating	Forced Air, Heat Pump, In Floor
Fireplace	Yes
Fireplaces	Fireplace(s), Propane, Wood Burning
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Sunnyside Elementary 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 Anchor Realty
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Listing information last updated on October 12th, 2025 at 2:47pm ADT