

\$649,900 - 11 Elsie Tolson Way, Bedford

MLS® #202412266

\$649,900

3 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.12 Acres

20-C, Bedford, NS

Located in the heart of an eclectic neighborhood that effortlessly blends the charm and tranquility of its own community, with the convenience and vibrancy of urban living. This 3-bedroom, 2-bathroom home, with a heated single car garage, exudes a sense of pride and meticulous care from the moment you arrive. As you approach, the inviting covered front porch beckons you to unwind on sunny afternoons, providing the perfect spot to sip your morning coffee or enjoy a good book while soaking in the serene surroundings. Step inside to discover a bright and airy open-concept layout that seamlessly connects the kitchen, dining, and living areas, creating a warm and welcoming space ideal for both everyday living and entertaining. The kitchen features a new Quartz Island countertop, backsplash, 2 year-old high-end appliances, ample counter space, and stylish cabinetry that combines functionality with modern aesthetics. The adjacent dining area is perfect for family meals and gatherings, while the spacious living room offers a cozy haven for relaxation and socializing. New flooring throughout the home enhances its contemporary appeal, providing a fresh and polished look complimenting the minimalistic design of the home. Each of the three bedrooms is generously sized, with plenty of natural light and ample storage. The two well-appointed bathrooms boast modern fixtures and finishes. Pride of ownership is evident in every corner of this home, with



additional thoughtful updates including new light fixtures and dimmers, the addition of barn doors, fresh paint and custom blinds. The back deck is perfect for enjoying the peace and quiet of this charming community. Located within walking distance to the vibrant waterfront of DeWolf Park, restaurants and shopping. This move-in ready home is perfect for young families, or those looking to downsize. Schedule your viewing today and experience firsthand the charm, and pride of ownership that define this exceptional home.

Built in 2018

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 202412266 |
| Price | \$649,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,176 |
| Acres | 0.12 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Date Sold | July 19th, 2024 |

Community Information

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|--------------|---------------------|
| Address | 11 Elsie Tolson Way |
| Area | Halifax - Dartmouth |
| District | 20-Bedford |
| Sub-District | 20-C |
| City | Bedford |
| County | Halifax |
| Province | NS |
| Postal Code | B4A 0K3 |

Amenities

| | |
|----------------|--|
| Utilities | Electric, Cable Connected, Electricity Connected |
| Parking Spaces | 1 |
| Parking | Attached, Single, Heated Garage, Wired, Paved |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | High Speed Internet |
| Appliances | Stove, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator |
| Heating | Baseboard, Ductless |
| # of Stories | 1 |
| Stories | One and One Half |
| Has Basement | Yes |
| Basement | Crawl Space |

Exterior

| | |
|-----------------|---------------------------------|
| Lot Description | Under 0.5 Acres, Cleared, Level |
| Roof | Asphalt |
| Construction | Wood Siding |
| Foundation | Concrete Perimeter |

School Information

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|------------|-------------------------------|
| Elementary | Sunnyside Elementary School |
| Middle | Rocky Lake Junior High School |
| High | West Bedford High |

Additional Information

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| Zoning | RSU |
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Listing Details

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|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
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