

# \$674,900 - 40 Nottingham Street, Bedford

---

MLS® #202413018

**\$674,900**

4 Bedroom, 3.00 Bathroom, 2,520 sqft

Residential on 0.14 Acres

20-B, Bedford, NS

Welcome to Nottingham Street in Bedford where the neighbours still gather for coffee and cocktails and children play street hockey or enjoy the neighborhood playground! This well maintained family home checks all the boxes. An open main floor plan with a cozy family room and spacious living area with sweet powder room make for an entertainers delight. Walkout through sliding doors to a newly upgraded and revamped patio and private backyard. Fully fenced it offers a safe space for little ones to play and privacy for entertaining. Equally delightful in the morning sun and for cozy evening gatherings. The upper level offers a bright and spacious primary suite plus 2 additional bedrooms, a 2nd bath and upper level laundry. The lower level offers recreational space, a fourth bedroom/den and a 2 piece bathroom with room to grow. Perfect as an office space, guest suite or teen lair. Recent upgrades and improvements include a new back deck (2020), new kitchen appliances (2021), plantation-style shutters (2021), new roof (2023), oil tank and landscaping (2024). 40 Nottingham has provided the perfect backdrop to raise a family for the past several years and is now move in ready for a new family!



Built in 2003

## Essential Information

MLS® #

202413018

Price	\$674,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,520
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 4th, 2024

### Community Information

Address	40 Nottingham Street
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-B
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 3A5

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Single, Garage, Heated Garage, Wired, Concrete
# of Garages	1

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Furnace, Ductless, Hot Water, Radiant
Cooling	Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished

**Exterior**

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

**School Information**

Elementary	Basinview Drive Community School
Middle	Rocky Lake Junior High School

**Additional Information**

Zoning	RCDD
--------	------

**Listing Details**

Listing Office	Domus Realty Limited
----------------	----------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.  
Listing information last updated on October 14th, 2025 at 7:02am ADT