

# \$869,900 - 78 Rutledge Street, Bedford

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MLS® #202413341

**\$869,900**

3 Bedroom, 2.50 Bathroom, 3,573 sqft

Residential on 0.16 Acres

20-B, Bedford, NS

Experience old-world charm and character without the typical old house problems in this unique Bedford home. Nestled on a beautifully landscaped park-like lot with a fully-fenced backyard, there are 3 bedrooms, a finished walkout basement, a main level office, and a third level loft. Features like the historic beams imported from a house in Scotland and doors in the primary bath from a church in Ireland and a third level loft with a ship's ladder add distinctive touches that you won't find anywhere else. The wood stove insert efficiently heats the entire home (although there is also a forced-air furnace) and the kitchen and powder room feature in-floor heating for added comfort. The home is also wired for surround sound. The primary bedroom is a romantic oasis with a winter view of the basin from the antique ensuite tub. Downstairs, there is a workshop area in the basement, a huge rec room and loads of storage. Take advantage of the great school system, and being minutes from the Bedford outdoor pool, Bedford Basin Yacht Club, The Golden Bakery, Propeller Brewing Company, Izzy's Bagels, parks to walk your dog and Bedford Street outdoor tennis courts. This home seamlessly blends historic charm with modern amenities for comfortable and stylish living.



Built in 1996

## Essential Information

MLS® #	202413341
Price	\$869,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,573
Acres	0.16
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 6th, 2024

### **Community Information**

Address	78 Rutledge Street
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-B
City	Bedford
County	Halifax
Province	NS
Postal Code	B4Q 1X4

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Paved, None

### **Interior**

Interior Features	High Speed Internet
Appliances	Water Heater, Electric Range, Dishwasher, Washer/Dryer, Refrigerator
Heating	Baseboard, Forced Air, Furnace, In Floor
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

**Exterior**

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

**School Information**

Elementary	Basinview Drive Community 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 Atlantic
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