

\$1,299,000 - 46 Snowy Owl Drive, Bedford

MLS® #202415892

\$1,299,000

4 Bedroom, 3.50 Bathroom, 4,506 sqft

Residential on 0.28 Acres

20-C, Bedford, NS

Welcome to Eaglewood Subdivision in Bedford. This fantastic home sits on a wonderful lot with lots of privacy, and an amazing back deck overlooking Halifax Harbour. Inside you will find a nicely updated home with 4 bedrooms and 3 and a half baths.

The master suite is amazing... including a huge bedroom with views of Halifax Harbour, a separate sunken area to relax, an incredible walk in closet and beautifully updated ensuite bath. Some of the other upgrades the home has had include heated tiles throughout, a new ducted heat pump in 2020, new roof shingles in 2021, propane furnace in 2023, and new kitchen refrigerator, dishwasher and induction cooktop all within the past 6 months. Need extra refrigerator space? No problem with an extra full size refrigerator and full size freezer in back hall. The home also has a massive 16.8KW solar panel system installed in 2021 (over \$40,000 value) that has resulted in minimal power bills over the past 2.5 years, and the balance of a transferrable 25 year warranty. Eaglewood is in the CP Allen family of schools. Excellent location for grocery stores, shopping, restaurants. Located 5 min from 101 & 102, 5 minutes to Burnside, 7 minutes to Dartmouth Crossing. Book your viewing today!



Built in 1985

Essential Information

MLS® #	202415892
Price	\$1,299,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,506
Acres	0.28
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 19th, 2024

Community Information

Address	46 Snowy Owl Drive
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-C
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 3L1

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Double, Garage, Aggregate
# of Garages	2
View	Harbour

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Cooktop, Electric Oven, Dishwasher, Dryer - Electric, Washer, Freezer - Stand Up, Microwave, Refrigerator
Heating	Baseboard, Furnace, Heat Pump, In Floor
Cooling	Ducted Cooling
Fireplace	Yes

Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Wood Siding
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	Stirling Realty
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