

# \$750,000 - 45 Brentwood Drive, Bedford

MLS® #202418465

## \$750,000

4 Bedroom, 3.00 Bathroom, 2,786 sqft  
Residential on 0.30 Acres

20-D, Bedford, NS



Welcome to 45 Brentwood Drive in the sought-after neighborhood of Ridgevale, Bedford. This family home has been loved & cared for by the same owners for 28 years & only the 2nd family to own. Custom designed & quality construction, with attention to detail & design, itâ€™s truly one of a kind. This architecturally designed split entry style has amazing curb appeal & offers nearly 2800 sq ft of finished living space with 4 BRâ€™s, 3 full baths, a fully ducted heat pump & true double car garage. Nestled on a private 13,153 sq ft lot, itâ€™s another rare find in Bedford. Home has had many updates over recent years, including roof shingles, heat pump, kitchen & bath upgrades but does require cosmetic upgrades to freshen & bring up to date. Please note: rear decking has been upgraded with composite decking, however, framing likely needs repair. The side retaining wall & some brickwork on front steps also requires repair but home has been priced accordingly to allow for these repairs & updates.

Built in 1991

## Essential Information

MLS® #	202418465
Price	\$750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	2,786
Acres	0.30
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 13th, 2024

### Community Information

Address	45 Brentwood Drive
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-D
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 3S2

### Amenities

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

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Heat Pump
Fireplace	Yes
Fireplaces	Electric, Wood Burning
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished

### Exterior

Lot Description	Under 0.5 Acres, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Brick, Vinyl 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

**Listing Details**

Listing Office            Royal LePage Atlantic

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