

# \$549,000 - 34 Brook Street, Bedford

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MLS® #202419017

**\$549,000**

4 Bedroom, 3.50 Bathroom, 2,488 sqft

Residential

20-C, Bedford, NS

Welcome to 34 Brook Street: live in tranquility in this move-in ready 3 level, 4 bed + den, 3.5 bath condo townhome. 34 Brook Street is an extensively renovated condo townhome located on a quiet, private cul-de-sac in the heart of Bedford - minutes from Shore Drive and close to all your favourite Bedford amenities (Sunny Side Mall, Il Mercato Restaurant, The Chicken Burger, Bedford Library, Bedford Yacht Club, Cascades Spa, Bedford Lions Outdoor Pool, Dewolfe Park). Walk down Shore Drive and enjoy the fresh ocean breeze and views of the Bedford Basin. Whether you are looking for a family home or an investment property, this residence offers so much potential and is completely renovated. This condo corp has 8 townhomes total each with a carport. Unit 34 offers parking for up to 3 cars! You will love the fully ducted cooling and heating system. The low condo fees of \$400/ month cover: mowing the lawn, road snow clearing and exterior maintenance. Favourite features include: new kitchen countertops, new flooring throughout, babbling brook & walking path nearby, the wood burning fireplace (the centrepiece of the living room), brand new back deck and side deck, renovated bathrooms, lower level wet bar kitchenette perfect for guests or entertaining. The main level features: the kitchen, living room and dining room, with a 2 pc bath, office/den and laundry room. Second floor: the private primary bedroom (trees fill the windows) includes 3 closet spaces, an



updated ensuite bath, along with 2 other bedrooms and a 4 pc main bathroom. The lower level offers the 4th bedroom, a new full bathroom and large rec room with a kitchenette and bar seating. Experience having your exterior maintenance covered and also all the perks of a fully detached home. This is an attractive option for downsizers, investors and those looking for a hassle-free living experience. Properties are not available often for this price point and proximity to Shore Drive. New siding coming on each unit AUG.

Built in 1984

**Essential Information**

MLS® #	202419017
Price	\$549,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,488
Year Built	1984
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	September 9th, 2024

**Community Information**

Address	34 Brook Street
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-C
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 2Z4

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Carport, Driveway, Double, Paved

## Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Water Heater, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Other
Heating	Fireplace(s), Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Fireplace(s), Wood Burning
Has Basement	Yes
Basement	Full, Finished

## Exterior

Lot Description	Partial Landscaped, Wooded
Roof	Asphalt
Construction	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	RMU
HOA Fees	400
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	RE/MAX Nova (Halifax)
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Listing information last updated on October 13th, 2025 at 6:02pm ADT