

# \$489,000 - 11 A & B Maple Street, Bedford

MLS® #202421321

**\$489,000**

4 Bedroom, Bathroom,  
Residential Income on 0.16 Acres

20-A, Bedford, NS

Sweet duplex on large Bedford corner lot (6798 sq feet). 100 feet frontage on Maple St & 63 feet frontage Cedar St. Perpetually rented set of flats. Many recent updates: New siding '24 & freshly painted interior. Lower level 2023 major New updates: Kitchen w/Ikea cabinetry, Bathroom (toilet, sink, tub w/shower & tiling) Sub-floor, Flooring, Sump pump, Baseboards & Bboard Heaters. Upper level new vinyl plank flooring, trims & baseboards, light fixtures, Heat pump '21, bboard heaters '22, rear deck '18. 4 new steel insulated doors & roof shingles '18. Tenants pay heating & cooling NS power bills (2 electrical meters); Upper flat \$1260 expiry Nov30/24 Lower flat \$970 expiry Mar 31/25 Fixed term leases. Dbl paved parking space for 4 vehicles. Virtual Tour Add 2 more apartments per HRM zoning bylaw recent changes.



Built in 1965

## Essential Information

MLS® #	202421321
Price	\$489,000
Bedrooms	4
Acres	0.16
Year Built	1965
Type	Residential Income
Sub-Type	Duplex
Status	Closed

Date Sold                      October 16th, 2024

**Community Information**

Address                      11 A & B Maple Street  
Area                          Halifax - Dartmouth  
District                      20-Bedford  
Sub-District                20-A  
City                          Bedford  
County                      Halifax  
Province                    NS  
Postal Code                B4A 2P1

**Amenities**

Utilities                    Power, Electricity Connected  
Parking Spaces            2  
Parking                     Double, Paved

**Interior**

Interior Features        Family Room  
Appliances                Electric Oven, Electric Range, Refrigerator, Water Meter, Other, Stove  
Heating                    Baseboard, Ductless, Radiant  
Cooling                    Air Conditioning, Ductless  
# of Stories                1  
Has Basement            Yes  
Basement                 Full, Finished, Walk-Out Access

**Exterior**

Lot Description           Under 0.5 Acres  
Roof                        Asphalt  
Construction            Vinyl 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                     RTU

**Listing Details**

Listing Office            EXP Realty of Canada Inc.

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