

\$979,900 - 312 Southgate Drive, Bedford

MLS® #202423837

\$979,900

5 Bedroom, 3.50 Bathroom, 4,187 sqft

Residential on 0.17 Acres

20-A, Bedford, NS

Welcome to 312 Southgate Drive, nestled in the prestigious Ravines of Bedford South. This stunning 5-bedroom, 2-storey home offers southern exposure and backs onto a beautiful wooded ravine, providing a serene and private setting. The property is designed with a modern and contemporary aesthetic. The main floor boasts separate dining and living areas, perfect for both formal and casual gatherings. The open-concept kitchen features a peninsula bar, granite countertops, stainless steel appliances, and a butler's pantry that flows seamlessly into the breakfast nook, leading to a walk-out back deck. The bright and spacious family room, complete with a propane fireplace, creates a welcoming space for family time. The primary bedroom with ensuite bath, another three perfect size bedrooms, closets, main bath, and separate laundry room are on the upper level. The rec room with bonus home theatre, the 5th bedroom and its full bathroom completed the basement. The meticulously landscaped backyard is a true highlight, backing onto a ravine and featuring a large eco-system pond—ideal for ice skating in the winter months. Recent upgrades include a new ducted heat pump (2023), new roof (2022), new fence (2021) and more. This property is centrally located, ensuring a quick commute to downtown while offering generous garage and parking space. Don't miss the opportunity to own this exceptional home in one of Bedford's most sought-after



communities!

Built in 2007

Essential Information

MLS® #	202423837
Price	\$979,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,187
Acres	0.17
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 11th, 2024

Community Information

Address	312 Southgate Drive
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-A
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 4L8

Amenities

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

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator

Heating	Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Bedford South School
Middle	Rocky Lake Junior High School
High	Charles P Allen High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic
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