

\$467,900 - 48 Amin Street, Bedford

MLS® #202426415

\$467,900

3 Bedroom, 1.50 Bathroom, 1,200 sqft
Residential on 0.09 Acres

20-A, Bedford, NS

Vacant and ready for a new family right in the heart of Bedford. Owner has always paid attention to maintenance such as a new roof in 2021, new combi propane boiler in 2023 and currently under contract to replace four new windows and the side entry door. Great schools, recreation and shopping in a very family orientated area of HRM. Buyer to assume rental of the propane tanks with Sullivan Heating for approximately \$190 per year. The contract for window and door replacement with Metro Doors and Windows will be assumed by the buyer, contract amount \$7568.26. The sellers deposit of \$3290.55 with Metro Doors and Windows becomes the property of the buyer. The balance of the contract \$4277.76 will be paid to the buyer at closing.



Built in 1995

Essential Information

MLS® #	202426415
Price	\$467,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	0.09
Year Built	1995

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 12th, 2024

Community Information

Address	48 Amin Street
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-A
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 4B8

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Paved, Single

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	In Floor
# of Stories	2
Stories	2 Storey
Basement	None

Exterior

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

Additional Information

Zoning	R2
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Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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Listing information last updated on October 14th, 2025 at 12:02pm ADT