

# \$550,000 - 22 Borden Street, Bedford

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MLS® #202501963

**\$550,000**

3 Bedroom, 1.50 Bathroom, 1,743 sqft

Residential on 0.25 Acres

20-B, Bedford, NS

Olde Bedford Charmer! Located on one of those quiet, tree lined streets above Bedford Basin this renovated bungalow will give you comfort the moment you walk in the door. The modern kitchen is open and bright and lets everyone feel included when guests or family gather. This level features beautiful hardwood, a wood burning fireplace, the main bath, two bedrooms and three outside decks! With a few finishing touches the basement can provide a third bedroom, spacious rec room, and a large office/crafts/ workout room with the laundry and utility off of that. With a 1/2 bath and storage, all the bases are covered. That is over 1700 square feet of living space for your family to enjoy in this area providing parks, trails, marina, great schools and all the lifestyle elements you may desire. The upper/back part of the lot (which is 10,780 sq ft) affords gorgeous salt water views of the Basin and allows for investment opportunities as well! You could build your dream home or even 3 townhouses on the upper lot fronting on Emmerson and all levels would have these wonderful views. The zoning allows for 3 more units on the lot and there is room to add on to the bungalow too. You could add an attached garage with a new primary bedroom suite above it! So many options - this property can grow along with your goals!



Built in 1960

## Essential Information

MLS® #	202501963
Price	\$550,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,743
Acres	0.25
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 14th, 2025

### **Community Information**

Address	22 Borden Street
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-B
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 1W2

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected, Other
Parking	No Garage, Gravel, Multiple Driveways, Parking Spaces(s)
View	Harbour

### **Interior**

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Hot Water
Fireplace	Yes
Fireplaces	Fireplace(s), Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Lot Description	Under 0.5 Acres, Cleared, Partial Landscaped, Level, Sloping/Terraced
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

**School Information**

Elementary	Basinview Drive Community School
Middle	Rocky Lake Junior High School
High	West Bedford High

**Additional Information**

Zoning	RSU
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**Listing Details**

Listing Office	Sutton Group Professional Realty
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