

# \$799,900 - 11 Bristolton Avenue, Bedford

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MLS® #202505693

**\$799,900**

4 Bedroom, 3.50 Bathroom, 2,211 sqft

Residential on 0.12 Acres

20-F, Bedford, NS

Act fast—this is the only detached home available under \$800,000 in the West Bedford School District! Although just five years old, this stunning Brookline Park home with a walkout basement looks and feels brand new. With four bedrooms, 3.5 bathrooms, and an open-concept layout featuring 9-foot ceilings on the main floor, it offers both space and style. Thoughtful upgrades throughout include extended kitchen cabinets reaching the ceiling, quartz countertops, and a beautiful feature wall in the dining area. The backyard has been extended and it is larger than most, complete with a gazebo and curtains for year-round enjoyment. Enjoy the benefits of natural gas water heating, a gas fireplace, and gas lines to the stove and BBQ, along with efficient climate control from two ductless heat pumps, an electric thermal storage unit in the lower level, and programmable electric baseboards as a backup. Located just minutes from the new West Bedford School and steps from Brookline Plaza, you'll have shopping, dining, and all your favorite amenities right at your doorstep. With five years remaining on the Atlantic Home Warranty, this home offers peace of mind in one of Bedford's most desirable communities. This opportunity won't last long!

Built in 2020

## Essential Information



MLS® #	202505693
Price	\$799,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,211
Acres	0.12
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 23rd, 2025

### Community Information

Address	11 Bristolton Avenue
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-F
City	Bedford
County	Halifax
Province	NS
Postal Code	B4B 0Z4

### Amenities

Utilities	Electric, Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	1
Parking	Single, Garage, Heated Garage, Wired, Paved
# of Garages	1

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Gas Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Electric, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey

Has Basement	Yes
Basement	Finished, Walk-Out Access

### **Exterior**

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

### **School Information**

Elementary	West Bedford School
Middle	West Bedford School
High	West Bedford High

### **Additional Information**

Zoning	BWCDD
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### **Listing Details**

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 13th, 2025 at 10:32am ADT