

\$749,900 - 78 Nottingham Street, Bedford

MLS® #202507926

\$749,900

5 Bedroom, 3.50 Bathroom, 2,670 sqft

Residential on 0.15 Acres

20-E, Bedford, NS

Welcome to 78 Nottingham Street, a meticulously maintained and thoughtfully updated 5-bedroom, 4-bathroom home in one of Bedford's most desirable neighborhoods. Offering over 2,600 sq. ft. of finished living space and generating over \$20,000 annually in Airbnb revenue, this home is not only a perfect family residence but also a proven income-generating property—fully compliant with current municipal and provincial short-term rental regulations.

Main Living Space Step inside to an inviting open-concept main level featuring a sunlit living and dining area anchored by a stylish marble stone fireplace. The fully updated kitchen (2025) boasts quartz countertops and new stainless steel appliances (2024), making it a chef's dream. A functional mudroom connects the space to the double heated garage, and a modern half bath completes this level.

Upstairs Retreat Upstairs you'll find a spacious primary suite with a walk-in closet and newly updated ensuite bath. Two additional bedrooms, a second full bathroom, and a convenient laundry room complete the upper level—ideal for growing families.

Versatile Lower Level The fully finished basement (2021) includes two bedrooms, a comfortable living space, and a kitchenette with a private side entrance—perfect for visiting family, in-laws, or continued short-term rental use. With separate access and amenities, this space has been a popular Airbnb option with consistent bookings and



stellar reviews. Key Upgrades & Features:

- â€¢ Roof and fiberglass oil tank (2020)
- â€¢ Two heat pumps (2020)
- â€¢ Floor tile updates (2023)
- â€¢ Back deck and stairs replaced (2023)
- â€¢ Fresh paint throughout (2025)
- â€¢ Double heated garage with loft storage
- â€¢ Municipal water and sewer
- â€¢ Includes: Fridge, stove, dishwasher, washers dryers

Location
Perks: Tucked in a quiet, family-friendly neighborhood, this RCDD-zoned home is close to parks, top-rated schools, and all of Bedfordâ€™s best amenities.

Built in 2001

Essential Information

MLS® #	202507926
Price	\$749,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,670
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 24th, 2025

Community Information

Address	78 Nottingham Street
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-E
City	Bedford
County	Halifax
Province	NS
Postal Code	B3A 3A5

Amenities

Utilities	Cable Connected, Electricity Connected
Parking Spaces	4
Parking	Attached, Double, Heated Garage, Paved
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

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

Additional Information

Zoning	RCDD
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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