

# \$749,000 - 260 Nottingham Street, Bedford

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MLS® #202512900

**\$749,000**

4 Bedroom, 3.50 Bathroom, 2,805 sqft

Residential on 0.18 Acres

20-B, Bedford, NS

Welcome to 260 Nottingham Street, a well-maintained single detached home nestled in one of Bedford's most established and charming neighborhoods. Blending traditional warmth with modern function, this property offers spacious living across all three levels—perfect for families, professionals, or savvy investors looking for rental potential. Step into a bright and inviting main floor that features a sunlit living room, an open-concept kitchen and dining area, and a conveniently located powder and laundry combo room. There's also a main-level office that can easily be transformed into a fifth bedroom—ideal for guests or multi-generational living. Upstairs, retreat to the primary bedroom with its own ensuite bath and walk-in closet. Two additional well-sized bedrooms and a full 4-piece bathroom complete the upper level, offering ample space for the entire family. The walkout basement is a true highlight—featuring a spacious recreation room, an additional bedroom, a full bathroom, and a generously sized storage room perfect for a home gym or workshop. With its private entrance, this lower level offers excellent rental or Airbnb potential, making it ideal for those seeking supplemental income or extended family accommodation. Located in a family-friendly Bedford community with easy access to schools, parks, shopping, and transit, 260 Nottingham Street combines suburban comfort with urban convenience. A flexible layout. A quiet, desirable location. And



income-generating potential. This is more than just a home—itâ€™s a smart investment in your lifestyle. Call today to book a showing!

Built in 1998

**Essential Information**

MLS® #	202512900
Price	\$749,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,805
Acres	0.18
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 3rd, 2025

**Community Information**

Address	260 Nottingham Street
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-B
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 4G8

**Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Double, Paved
# of Garages	1

**Interior**

Interior Features	High Speed Internet
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Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

## Exterior

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

## School Information

Elementary	Basinview Drive Community School
Middle	Rocky Lake Junior High School
High	Charles P Allen High School

## Additional Information

Zoning	RCDD
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## Listing Details

Listing Office	RE/MAX Nova
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Listing information last updated on October 13th, 2025 at 5:02am ADT