

# \$679,900 - 40 Armenia, Bedford

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MLS® #202514547

**\$679,900**

3 Bedroom, 3.00 Bathroom, 2,279 sqft

Residential on 0.08 Acres

20-A, Bedford, NS

This meticulously maintained 2-storey townhouse is located in a prime Bedford location, within walking distance to numerous amenities. Offering 2,279 square feet of living space, the home features 3 bedrooms, 2 full baths, and 2 half baths. This gem is full of upgraded features: The primary bedroom includes a luxurious ensuite with a double vanity and a large walk-in shower with custom tile. The main floor is bright and welcoming, thanks to oversized windows and direct access to the deck. This level includes a living room, dining area, family room and powder room with granite countertop. The kitchen is modern and bright with white beveled backsplash tile and granite countertops. The lower level boasts a spacious rec room with oversized windows, a half bath, and recently installed new laminate flooring. Additional highlights include energy-efficient natural gas heating, a natural gas hookup for the outdoor BBQ and central vacuum. A huge bonus is the new hot water boiler just installed! Don't miss out on this perfect family home.



Built in 2016

## Essential Information

MLS® #	202514547
Price	\$679,900
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	2
Square Footage	2,279
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 7th, 2025

### Community Information

Address	40 Armenia
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-A
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 0H6

### Amenities

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

### Interior

Interior Features	High Speed Internet
Heating	Baseboard, Furnace
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

### Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Foundation	Concrete Perimeter

**School Information**

Elementary	Bedford South School
Middle	Rocky Lake Junior High School
High	Charles P Allen High School

**Additional Information**

Zoning	R2
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**Listing Details**

Listing Office	Ventura Realty Limited
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