

# \$959,900 - 269 Talus Avenue, Bedford

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MLS® #202518464

**\$959,900**

4 Bedroom, 3.50 Bathroom, 2,954 sqft

Residential on 0.12 Acres

21-A, Bedford, NS

Welcome to 269 Talus Avenue, a stunning and meticulously maintained home in West Bedford! This three-year-old home is ideally situated on a beautiful green belt lot. Its modern and functional design is perfect for a growing family, offering engineered hardwood throughout the main level, a spacious entryway, a convenient powder room, and a bright, open-concept living, dining, and kitchen area. You'll find numerous upgrades, including enhanced appliances, electric Hunter Douglas blinds throughout, and a cozy electric fireplace. The engineered hardwood continues upstairs to a spacious primary suite featuring an oversized spa ensuite and a large walk-in closet. This level also includes two generously sized additional bedrooms (both with walk-in closets), a laundry room, and a full four-piece bath. The lower level provides a great-sized fourth bedroom, a full four-piece bathroom, additional storage, and a large rec room with patio doors leading to your lovely yard, which backs onto a greenbelt. The home also features a built-in 1.5-car garage with a newly epoxied floor, natural gas fully ducted heating and cooling and a double exposed aggregate driveway. With coffee shops, pharmacies, schools, and the beautiful Brookline walking trail just steps away, this home truly must be seen to be appreciated!

Built in 2022

## Essential Information



MLS® #	202518464
Price	\$959,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,954
Acres	0.12
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 18th, 2025

### **Community Information**

Address	269 Talus Avenue
Area	Halifax - Dartmouth
District	21-Kingswood, Haliburton Hills, Hammonds Pl.
Sub-District	21-A
City	Bedford
County	Halifax
Province	NS
Postal Code	B4B 1T9

### **Amenities**

Utilities	Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	4
Parking	1.5, Garage, Heated Garage, Double, Aggregate
# of Garages	2

### **Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Heat Pump
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2 Storey

Has Basement	Yes
Basement	Finished

### **Exterior**

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

### **School Information**

Elementary	West Bedford School
Middle	West Bedford School
High	Charles P Allen High School

### **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 7:47am ADT