

Bedford

25 Hazelton Hill

\$649,900



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Description

Located in a highly sought-after, family-friendly neighbourhood just steps from schools, parks, cafes, tree-lined trails, and growing convenient amenities, this beautifully maintained, spacious 3-level dwelling offers modern living with exceptional design. The main level is enhanced by rich hardwood flooring and soaring high ceilings, creating an inviting and open atmosphere throughout. The open-kitchen, dining, and living area is bathed in natural light from oversized windows at both the front and back of the home. The well-appointed kitchen boasts stainless steel appliances a functional design with pantry and a spacious eat-at island, making it the

perfect space for entertaining or family gatherings. A separate second living area and a main-floor powder room provide a flexible, relaxing space for unwinding or enjoying family time. Two balconies are located at the front and back of the home, enjoy morning sunrise and evening sunset. Upstairs, the generous primary suite features a deep walk-in closet an updated ensuite with a luxurious soaker tub. Two additional spacious bedrooms, a full bath, and a convenient laundry room complete the upstairs. The lower level highlights a large recreation room, ample storage, and direct access to the attached, heated garage. Two ductless heat pumps and a ducted system on the third level provide efficient climate control throughout the home. Thoughtfully updated and meticulously cared for, this home is move-in ready in an excellent location.

Specifications

MLS [®] Number	202428379
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	3/1
Main Living Area	2,255 sq. ft.
Total Living Area	2,255 sq. ft.
Age	11 years old
Parking	Multiple Vehicles
Garage	Heated attached
Flooring	Carpet,Ceramic,Hardwood,Tile
Heating	Baseboard,Heat Pump -Ducted,Heat Pump -Ductless
Fuel Type	Electric
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Foyer	7'11"X5'2"
Living Room	12'6"X15'4"
Dining Room	9'4"X8'6"
Kitchen	8'6"X12'10"
Family Room	12'5"X12'10"
Bath 1	2'10"X5'10"

2nd Level

Bedroom	10'3"X12'5"
Bedroom	11'11"X10'4"
Primary Bedroom	15'7"X12'7"
Bath 2	8'4"X4'9"
Ensuite Bath 1	8'8" X9'7"
Laundry/Bath	5X5

Basement

Rec Room	20'3"X10'8"
Storage	8'9"X3'7"
Storage	4'10"X4'6"
Utility	8'2"X3'4"
Bath 3	7'3"X 4'11"

Income Information

Rental Income	Potential
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Location



Photos





