

\$469,000 - 43 Edward Drive, Garlands Crossing

MLS® #202309571

\$469,000

2 Bedroom, 2.00 Bathroom, 1,273 sqft

Residential on 0.11 Acres

V1, Garlands Crossing, NS

Ideally located in The Crossing, a 55+ community, this home is only 3 years old and has a few special features, including a sunroom at the back, upgraded storage in the kitchen and primary bathroom, and a kitchen that is larger than the standard floor plan. Enjoy a covered front entry and a covered stamped concrete front patio on rainy days. On sunny days take advantage of the back deck that is private and sheltered, perfect for enjoying a barbecue or your morning coffee. The fully fenced back yard has a raised bed vegetable garden, a grape vine, and several other fruit bushes, and has a gate providing easy access to the local walking trails. The yard overlooks the pond and the community blueberry bushes and apple trees. The interior has just been professionally painted in calm neutral colours. The primary bedroom features a walk-in closet and a lovely ensuite bathroom with a barrier-free shower. The spacious kitchen features a full suite of high-end GE dark-stainless appliances and quartz counter tops with a breakfast bar. The single car garage has room for additional storage, and a central vac system has been roughed in. The Crossing is a quiet and friendly community, complete with over 2 km of walking trails, a social events committee, a community clubhouse where events are held, and access to community pricing on yard work so you can give up mowing lawns and shovelling snow if you wish! Plus, you are conveniently located only a short distance to



shopping, restaurants, medical facilities, and all amenities. Come see for yourself, you won't be disappointed!

Built in 2020

Essential Information

MLS® #	202309571
Price	\$469,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,273
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 24th, 2023

Community Information

Address	43 Edward Drive
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Garlands Crossing
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Paved

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless

# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

School Information

Elementary	Three Mile Plains District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	Assist-2-Sell Homeworks Realty
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