

# \$569,900 - 45 Durham Way, Colby Village

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MLS® #202321820

**\$569,900**

4 Bedroom, 3.00 Bathroom, 3,183 sqft

Residential on 0.23 Acres

16-A, Colby Village, NS

Welcome to 45 Durham Way They donâ€™t make houses like this anymore. This is quality! A fantastic opportunity for your growing family! Can you say cul-de-sac? This uniquely designed Colby Village home is on a quiet family friendly street. This light filled 2 story home is perfect! The upper level boasts 4 spacious bedrooms (ensuite in master) as well as a bonus room over the garage which makes the most perfect playroom! Upper level laundry With brand new washer and dryer. The main bath has been completely renovated ! The spacious kitchen with stainless appliances opens into the family room. Gleaming hardwood floors throughout. Large private deck off the family room makes entertaining a breeze. A pocket door from kitchen leads to formal dining and living room with bay window. Large brand new powder room and mud room off garage. The basement has been freshly renovated with loads of space and tons of storage. Thereâ€™s also a powder room and a utility room/home workshop with a second set of stairs which lead to the double garage. The perfect family home! Built with quality and meticulously maintained. Recent upgrades include attic mounted central heat pump vented into each bedroom providing heat and air conditioning as well a mini split, fresh paint, most windows, new garage doors and more. Located just up the street from Caldwell Road Elementary school. Minutes away from churches, grocery stores and restaurants. Move in ready.



Built in 1979

## Essential Information

MLS® #	202321820
Price	\$569,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	3,183
Acres	0.23
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 30th, 2023

## Community Information

Address	45 Durham Way
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-A
City	Colby Village
County	Halifax
Province	NS
Postal Code	B2V 1X1

## Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Double, Wired, Concrete
# of Garages	2

## Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Electric Oven, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Baseboard, Furnace, Heat Pump, Ductless, Hot Water
Cooling	Ducted Cooling, Ductless

Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

## Exterior

Lot Description	Under 0.5 Acres, Partial Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Caldwell Road Elementary School
Middle	Astral Drive Junior High School
High	Auburn Drive High School

## Additional Information

Zoning	R1
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## Listing Details

Listing Office	Red Door Realty
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