

\$459,900 - 25 Edward Drive, Garlands Crossing

MLS® #202413052

\$459,900

2 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential on 0.13 Acres

V1, Garlands Crossing, NS

Welcome to 25 Edward Drive! Enjoy one-level living at its finest with this lovely, modern 2-bedroom, 2-bath home in the adult community of Garlands Crossing. The well-laid-out floor plan features a bright, open living area with an added sunroom, ideal for relaxing or entertaining. Home cooks will love the kitchen with abundant work and storage space that includes custom cabinetry, a convenient pantry, granite countertops, and a centered island. The two large bedrooms offer ample space, with the delightful primary suite featuring a huge walk-in closet plus ensuite bath with custom tiled walk-in shower. The front bedroom offers guest or office/den space while the laundry/full bath has surprising storage. Meanwhile the garage offers additional storage space for necessities or vehicles and is perfect for the hobbyist or DIYer thanks to a handy workbench. The fenced backyard is truly one of the highlights of the home with a huge patio that overlooks the pond and park area of the community, perfect for entertaining, relaxing, birdwatching, and catching amazing sunsets. A convenient storage shed offers space for garden accessories. •The Crossings• offers a pet-friendly adult community conveniently located close to all amenities, just 5 minutes to Windsor and under 40 minutes to Halifax. Book a viewing today!

Built in 2016



Essential Information

MLS® #	202413052
Price	\$459,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 9th, 2024

Community Information

Address	25 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	3
Parking	Attached, Single, Double, Paved
# of Garages	1
Waterfront	Stream/Pond

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Brick, 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	Sutton Group Professional Realty
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