

\$439,900 - 33 Burgess Road, Garlands Crossing

MLS® #202514640

\$439,900

3 Bedroom, 2.00 Bathroom, 2,104 sqft

Residential on 0.47 Acres

V1, Garlands Crossing, NS

Discover the perfect blend of comfort, functionality, and pride of ownership in this beautifully maintained 3-bedroom, 2-bathroom home, ideal for families, professionals, or anyone looking for a move-in ready space with room to entertain. Nestled on a landscaped lot with a lovely front yard and a generous backyard, this home offers the perfect setting both inside and out. Step inside to find a bright, main living area filled with natural light. The spacious living room is anchored by a stunning, WETT certified fireplace—perfect for cozy evenings with family or friends. The dining area flows seamlessly to the outdoors through patio doors, leading to a large rear deck that’s tailor-made for entertaining, summer BBQs, or simply enjoying quiet mornings overlooking the backyard. The kitchen is conveniently located off the main living area and offers ample cabinet space and great sight lines to the dining and living spaces—ideal for keeping everyone connected. All three bedrooms are generously sized with plenty of closet space, and the main floor features a full bathroom with tasteful finishes. The lower level offers incredible bonus space that truly sets this home apart. A large rec room, currently used as a pool table room, offers endless potential for fun and relaxation. In one corner, you’ll find a built-in bar—perfect for entertaining guests or enjoying a game night. This level also features a second full bathroom, a laundry room, a dedicated storage area, and an additional



bonus room that could easily serve as a home office, gym, hobby room, or guest space. With new flooring, newer furnace and oil tank, a recently updated roof, and a clear history of diligent upkeep, this home gives peace of mind for years to come. Connected to municipal services, it provides added convenience and value in a well-established neighborhood. Whether you're upsizing, downsizing, or buying your first home, this property is one that truly stands out.

Essential Information

MLS® #	202514640
Price	\$439,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,104
Acres	0.47
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 18th, 2025

Community Information

Address	33 Burgess Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Garlands Crossing
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	No Garage, Double, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Fireplace(s), Hot Water, Radiant
Fireplace	Yes
Fireplaces	Fireplace(s), Wood Burning
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

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

Additional Information

Zoning	GC
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Listing Details

Listing Office	ViewPoint Realty Services Inc.(Greenwood)
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