

\$489,900 - 12 Abbey Road, Garlands Crossing

MLS® #202520108

\$489,900

2 Bedroom, 2.00 Bathroom, 1,298 sqft

Residential

V1, Garlands Crossing, NS

Welcome to the "Perfect Pear" located in the newest phase of The Crossing, Nova Scotia's most desirable single level living community. This beautiful 2 bedroom, 2 full bath semi-detached home is perfectly perched to offer long, scenic valley views. From the moment you step inside, you'll feel right at home, demonstrating that downsizing doesn't have to feel like compromising. The home features a beautiful open-concept kitchen with ample cupboards and a convenient pantry, an open-concept dining area, and a spacious living room. The true highlight is the stunning, sun-filled sunroom. The primary suite offers double sinks, a walk-in shower, and a large, roomy closet to meet all your needs. The home includes a ductless heat pump for both heating and cooling, along with an attached garage. Enjoy peace of mind with an 8-year Lux Home warranty. The Crossing is conveniently located just 30 minutes from Halifax and even closer to Wolfville, pairing accessibility with the relaxed Valley lifestyle you're looking for.



Built in 2025

Essential Information

MLS® #	202520108
Price	\$489,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,298
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 18th, 2025

Community Information

Address	12 Abbey Road
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
Parking Spaces	1
Parking	Attached, Single, Heated Garage, Paved
# of Garages	1

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	None
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Concrete
Foundation	Slab

Additional Information

Days on Market	38
Zoning	R2

Listing Details

Listing Office	Engel & Volkers (Wolfville)
----------------	-----------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 23rd, 2025 at 4:32am ADT