



65 astoria crescent

BARRHAVEN • 3 BEDS • 3 BATHS

Located on a family-friendly street, this lovingly maintained home is perfect for families on the go. The efficient floor plan enhances time together, and you'll be able to walk to parks, the local splash pad, and your choice of nearby schools.

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The dining room provides space to comfortably seat the entire family, just steps away from the thoughtfully designed kitchen. Finished with granite countertops and stainless steel appliances, the kitchen offers a functional layout and plenty of cabinet space. For casual dining, the tiled dinette with vaulted ceilings is at your service. The spacious living room is the perfect place for family to gather, and offers a three-sided gas fireplace for cosy winter evenings. Tasteful laminate flooring extends throughout the living and dining rooms.

Upstairs, the main bedroom features a walk-in closet and upgraded ensuite bathroom. Relax in the deep soaker tub, or prepare for the day with ease at the double-sink vanity with extra counter space. The home's secondary bedrooms each enjoy views of the front yard, wide closets, and access to the full bathroom with tub/shower.

Approximate Age

Roof	2014
Air Conditioner	2014
Furnace	2016
Hot Water Tank	2014

Approximate Cost

Heat	\$70/mo
Hydro	\$65/mo
Water	\$40/mo
Furnace Maintenance	\$11.29/mo



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Foyer	Main	12'1" x 4'4"
Living Room	Main	16'1" x 10'4"
Kitchen	Main	10'8" x 7'10"
Dining Room	Main	10'11" x 9'7"
Eating Area	Main	10'10" x 9'9"
Partial Bath	Main	5'11" x 2'10"
Primary Bedroom	Second	15'11" x 12'9"
5-Piece Ensuite	Second	10' x 8'2"
Walk In Closet	Second	5'7" x 5'6"
Bedroom	Second	9'11" x 9'1"
Bedroom	Second	9'10" x 9'1"
Full Bath	Second	7'9" x 4'11"
Laundry Room	Second	5'10" x 5'10"
Family Room	Lower	18'1" x 18'
Taxes		\$3,148 / 2020

Includes

Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings, Light Fixtures, Automatic Garage Door Opener (no remotes), Central Vacuum, Hot Water Tank, TV Mounts.

Features

- Laminate flooring on all three levels, including the finished basement.
- Second-floor laundry room with high-capacity washer and dryer.
- Cedar backyard deck with privacy screen, and a fully fenced yard.
- Updated vanity, flooring, and toilet in the full bathroom (2016).

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