

\$750,000 - 218 Crawford Street, Barrie (ardagh)

MLS® #S12407051

\$750,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Ardagh, Barrie (ardagh), Ontario

For the very first time, this cherished home is being offered for sale, and its clear it has been loved and cared for over the years. Tucked away on an almost half-acre lot in Barrie's desirable south end, this property feels like your own private sanctuary while still being close to everything the city offers. From the moment you arrive, the charming mix of brick and wood siding and the welcoming curb appeal set the tone for whats inside. Step through the front door and into a bright, comfortable living room filled with natural light from the bay window. The main floor has an easy flow with two generous bedrooms, a four-piece bath, and a kitchen where stainless steel appliances and views of the lush backyard make cooking a pleasure. The adjoining dining room with its chandelier and another bay window feels like the perfect spot for gathering with family and friends. A few steps up, the heart of the home awaits. The family room, renovated just five years ago, is warm and inviting with vaulted ceilings, pot lights, and oversized windows that frame the beauty of the changing seasons. From the main level there are 2 separate doors that lead you outside to a backyard that feels like a retreat. Spend sunny afternoons on the two-tiered deck, wander along stone pathways through perennial gardens, or enjoy a quiet morning coffee in one of the many seating areas. This is a home where you can feel both connected and tucked away. A place where gardening, entertaining, and family time come



naturally. With two garden sheds for storage, an oversized garage with inside entry, and thoughtful updates including a newer furnace, (approx 5 yrs old) shingles, (approx 8-10 yrs old) and windows, this property blends comfort with peace of mind. Rarely does a city lot offer this kind of space, privacy, and lifestyle. (id:6289)

Essential Information

Listing #	S12407051
Price	\$750,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	218 Crawford Street
Subdivision	Ardagh
City	Barrie (ardagh)
Province	Ontario
Postal Code	L4N3W6

Amenities

Amenities	Place of Worship, Public Transit
Utilities	Cable, Electricity, Sewer
Features	Sump Pump
Parking Spaces	7
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick, Wood
Exterior Features	Landscaped
Lot Description	80 x 250 FT
Foundation	Block

Listing Details

Listing Office SUTTON GROUP INCENTIVE REALTY INC.



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