

\$399,900 - 1158 Blue Bird Ln, Crownsville

MLS® #MDAA2124790

\$399,900

4 Bedroom, 1.00 Bathroom, 1,464 sqft

Residential on 0.27 Acres

ARDEN ON THE SEVERN, Crownsville, MD

The Seller is installing a brand-new nitrogen BAT septic system in the next 4-6 weeks which is already approved by the county. Welcome home to affordable living in the sought after water privileged community of Arden on the Severn. This private community offers multiple beaches, piers, boat ramps, covered and uncovered picnic areas, grills, a playground, volleyball areas, a dinghy dock, and a watercraft rack. All this is nestled on the shores of the lovely Severn River. The HOA covers the piers and beaches and there is no other community management in place. Blue Bird Ln. is just a 3-minute walk to the beach and offers seasonal views of the water when the leaves are off the trees. This home has great bones, is very clean and well maintained and is waiting for your personal updates to make it your very own dream home. The savvy buyer knows they can easily live in the home, while they create instant sweat equity, and it should pass all financing guidelines. The driveway has parking for 4+ cars and is waiting for your boat or RV. The main level offers a formal living and dining room, an eat in kitchen, and just down the hall is a convenient bathroom with tub and shower combo and three bedrooms. The dining room has a pass-through window from the kitchen and is adjacent to the generous sized rear deck for more great entertaining possibilities. The lower level has great natural light, a spacious family room with a pellet stove to keep you cozy on cool fall evenings and a door to the



rear yard. The basement auxiliary space is perfect for a large family that needs a fourth bedroom, space for house guests, a home office or home school space. There is brand new carpet in both rooms. The laundry room has a utility sink, more space for storage and is adjacent to the utility space. The water treatment neutralizer, pressure tank and hot water heater are all newer. All this is convenient to commuter routes, great shopping and restaurants. The property is sold strictly as is, and the Seller will make no repairs. A home warranty is provided for peace of mind.

Built in 1973

Essential Information

MLS® #	MDAA2124790
Price	\$399,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,464
Acres	0.27
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Traditional, Split Foyer
Status	Active

Community Information

Address	1158 Blue Bird Ln
Subdivision	ARDEN ON THE SEVERN
City	Crownsville
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21032

Amenities

Amenities	Formal/Separate Dining Room, Tub Shower, CeilingFan(s), Water Treat System, Carpet, Stove - Pellet
Utilities	Cable TV Available, Electric Available, Phone Available
Parking	Paved Driveway
View	Garden/Lawn, Trees/Woods
HOA Amenities	Common Grounds, Beach, Pier/Dock, Tot Lots/Plygrd, Water / Lake Priv, Boat Ramp, Picnic Area, Volleyball Courts

Interior

Interior Features	Floor Plan-Traditional
Appliances	Microwave, Oven/Range-Electric, Refrigerator, Washer, Dryer, Water Heater
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Outside Entrance, Rear Entrance, Partially Finished, Walkout Stairs, Daylight, Partial, Sump Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantel(s)
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding, Vinyl Siding
Exterior Features	Porch(es), Deck(s), Fenced-Rear, Fenced-Partially, Vinyl Fence
Lot Description	Backs to Trees, Level, Partly Wooded
Foundation	Slab
Other Structures	Shed, Poultry House

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 25th, 2025
Days on Market	14
Zoning	R2

Listing Details

Listing Office	EXIT First Realty
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Listing information last updated on November 1st, 2025 at 10:15pm EDT