

\$139,900 - 3316 Warren Avenue, New Waterford

MLS® #202222671

\$139,900

3 Bedroom, 1.00 Bathroom, 1,434 sqft

Residential

N/A, New Waterford, NS

Welcome to 3316 Warren Ave! A well loved and maintained 3 bedroom and 1 bathroom (with the potential for two more) family home. Home is in excellent move in condition. The main level consists of an eat in kitchen, living room, three piece bath, two large spaces at the front and back entrance way. There is a nice size main level bedroom with a closet and also a sitting/piano area that has been converted to a main level laundry area for convenience but laundry can easily be converted back to the lower level if the new owners wanted to. The second level houses two nice sized bedrooms and a third room that use to be a half bath and could easily be converted back or the room could be used as a closet or nursery. The basement is wide open, freshly painted and is ready for development if one chose to do so. There was also a three piece bath in the basement and the plumbing is still there with easy access. The property is large and has a 20x24 garage that is fully insulated, gyprocked and heated. It was built and used as an art studio but has the potential to be many things including being transformed back to a garage by adding a garage door. Next to the garage sits a smaller shed that is also wired and sits on a concrete slab. The shed is very clean and perfect to store your yard and garden supplies. Location is ideal, close to the new school, health complex and state of the art sports facilities. Don't miss out on the spectacular property that is not going to last long in this hot market! Call



your agent today for your personal tour.

Essential Information

MLS® #	202222671
Price	\$139,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,434
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 28th, 2022

Community Information

Address	3316 Warren Avenue
Area	Cape Breton
District	204-New Waterford
Sub-District	N/A
City	New Waterford
County	Cape Breton
Province	NS
Postal Code	B1H 1R6

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Heated Garage, Wired, Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Refrigerator
Heating	Hot Water, Radiator
# of Stories	1
Stories	1 3/4 Storey
Has Basement	Yes
Basement	Unfinished

Exterior

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

Additional Information

Zoning	RUC
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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