

\$519,000 - 44 Ferndell Crescent, Sydney

MLS® #202222710

\$519,000

5 Bedroom, 2.00 Bathroom, 2,420 sqft
Residential

N/A, Sydney, NS

Welcome to "Fabulous on Ferndell"!! Bursting with character and charm, this house is perfectly situated in a vibrant, family-oriented neighbourhood on one of Sydney's most highly sought-after streets and conveniently located mere minutes to schools, shopping, modern sports facilities and the Cape Breton Regional Hospital. As you approach this property you will surely be impressed, not only by the Rockwellian curb appeal, but also by the warmth of this family-friendly street where neighbours can be seen taking leisurely walks and children ride their bicycles and play outside. The house has been professionally renovated since purchase and is now an exquisite modern oasis with all new flooring, bathrooms, lighting and custom built cabinetry. The main level features a brightly lit, open-concept living/kitchen/dining room. The Chef's kitchen will thrill even the most discriminating culinary artist and features oversized quartz countertops, gold accents and popping lighting. The adjacent dining room has a custom built bar with wine fridge and there is a picturesque walk-out onto a large deck overlooking a heated pool, hot tub and private backyard with seating area. On the upper level there are three spacious bedrooms and a 5-piece sensational bathroom which is beautifully designed and impeccably finished. The lower level consists of a large recreation room (with built-in cabinetry) and two bedrooms; one of which is currently being used as an office while the other is used as a



workout room. A two car heated garage is attached to this level. The house is situated on over 12000 square feet of property and has three new heat pumps which provide energy-efficient heating for the home. This property offers the perfect combination - a quiet, serene, family-friendly neighbourhood setting but in a central location where all the amenities of Nova Scotia's second largest municipality are readily available. Join me for a walk through the Fabulous Ferndell!

Built in 2003

Essential Information

MLS® #	202222710
Price	\$519,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,420
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 15th, 2022

Community Information

Address	44 Ferndell Crescent
Area	Cape Breton
District	201-Sydney
Sub-District	N/A
City	Sydney
County	Cape Breton
Province	NS
Postal Code	B1S 3C6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4

Parking	Attached, Double, Heated Garage, Paved
# of Garages	2
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Furnace, Ductless, In Floor, Radiant
Stories	Split Entry
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

Elementary	Shipyards Elementary School
Middle	Malcolm Munroe Memorial Junior High School
High	Riverview High School

Additional Information

Zoning	RUC
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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