

# \$54,900 - 49 Alder Road, Dutch Brook

MLS® #202226728

**\$54,900**

2 Bedroom, 1.00 Bathroom, 649 sqft  
Residential on 3.80 Acres

N/A, Dutch Brook, NS

Can you picture yourself watching deer & other wildlife right in your backyard? This one-level, 2 bedroom home sits on 3.8 acres of land on Alder Road just off of Gabarus Highway. Being only a short commute to amenities – including the Cape Breton Regional Hospital (10 minute drive) & Cape Breton University (15-20 minute drive) - this is the perfect place for living a quiet lifestyle not too far away from town. The layout of this home consists of a mud/laundry room as soon as you enter the front door, a kitchen, living room, two bedrooms & a 4-piece bathroom. The property also contains a few outbuildings in various conditions. This property is being sold on an “as is where is” basis. Call today to schedule your private tour!



Built in 1948

## Essential Information

MLS® #	202226728
Price	\$54,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	649
Acres	3.80
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Date Sold	January 11th, 2023

### Community Information

Address	49 Alder Road
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Dutch Brook
County	Cape Breton
Province	NS
Postal Code	B1M 1B2

### Amenities

Utilities	Electricity Connected
Parking	Gravel

### Interior

Heating	Baseboard
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

### Exterior

Lot Description	3 to 9.99 Acres
Roof	Asphalt
Construction	Shingle Siding
Foundation	Other

### Additional Information

Zoning	RCB
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### Listing Details

Listing Office	RE/MAX Park Place Inc.
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