

\$375,000 - 2497 327 Highway, Caribou Marsh

MLS® #202303978

\$375,000

4 Bedroom, 2.00 Bathroom, 1,846 sqft

Residential on 0.72 Acres

N/A, Caribou Marsh, NS

Have you been trying to find a home that is not located right in town, but is also not too far away? This 4 bedroom, 2 bathroom home is sitting on a 31,260 square foot lot and is within minutes of Sydney River, Membertou, downtown Sydney etc. The current owners have completed numerous renovations over the last year and a half and now sadly have to leave due to a work relocation. Entering at the front you land in an open and spacious foyer area; there is a bedroom currently used as a home office, family room and newly constructed/renovated 3 piece bathroom with laundry. Moving up a level you have the spacious and sunny living room, dining area and kitchen; one can easily envision entertaining family and friends or watching backyard activities while meal prepping. Moving to the upper level you will find the 2nd bathroom that has a tub/shower combo and a double linen storage closet. The primary bedroom is located at the back corner of the home and offers double lighted closets. At the front of the home are two more bedrooms, both with closets. The basement is dry and partially developed with a work out area; the windows are egress and this space could easily accommodate a family or movie room. The other side of the basement is a bit lower and offers loads of storage while housing the hot water tank, well pump, electrical panel and generator panel. Outside you have plenty of room for gardens or whatever you desire. Call today! Recent renovations include but are not



limited to: 2 mini split heat pumps; 12,000 and 24,000 BTU New 200 amp panel, generator panel and plug 24' x 24' garage with 10' ceilings, 8' x 16' door with electric lift. Insulated below the slab, walls are R16, ceiling is R20. Wired for electric vehicle charger and mini split additions if desired. New piping and peat moss in septic beds Upgraded/replaced exterior lighting Interior and exterior painting Widened driveway to add a turnaround and gravel New hot water tank New thermostats

Built in 1982

Essential Information

MLS® #	202303978
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,846
Acres	0.72
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 25th, 2023

Community Information

Address	2497 327 Highway
Area	Cape Breton
District	201-Sydney
Sub-District	N/A
City	Caribou Marsh
County	Cape Breton
Province	NS
Postal Code	B1L 1G2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking	Detached, Gravel
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Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Washer/Dryer, Refrigerator
Heating	Ductless, Radiator
Stories	Side Split
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	RUC
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Listing Details

Listing Office	RE/MAX Park Place Inc.
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Listing information last updated on October 17th, 2025 at 9:17pm ADT