

# \$69,900 - 46 Cook Street, Sydney Mines

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MLS® #202304873

**\$69,900**

3 Bedroom, 1.00 Bathroom, 1,116 sqft

Residential on 0.16 Acres

N/A, Sydney Mines, NS

This 3-4 bedroom home with newer garage is located close to all amenities. Main floor features porch with laundry, kitchen with portable island, dining room (currently used as a bedroom) and living room with patio doors to the large side deck. The second floor contains 3 nice size bedrooms and bath. A work in progress, the remainder of renovations are to be completed by the new owner. Call or text today for more information and to schedule your private viewing.



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202304873               |
| Price          | \$69,900                |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,116                   |
| Acres          | 0.16                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | June 20th, 2023         |

## Community Information

|          |                  |
|----------|------------------|
| Address  | 46 Cook Street   |
| Area     | Cape Breton      |
| District | 205-North Sydney |

|              |              |
|--------------|--------------|
| Sub-District | N/A          |
| City         | Sydney Mines |
| County       | Cape Breton  |
| Province     | NS           |
| Postal Code  | B1V 2R4      |

### **Amenities**

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Cable Connected, Electricity Connected, Phone Connected |
| Parking   | Detached, Wired, Gravel                                 |

### **Interior**

|                   |                     |
|-------------------|---------------------|
| Interior Features | High Speed Internet |
| Heating           | Forced Air          |
| # of Stories      | 1                   |
| Stories           | One and One Half    |
| Has Basement      | Yes                 |
| Basement          | Crawl Space         |

### **Exterior**

|                 |                           |
|-----------------|---------------------------|
| Lot Description | Under 0.5 Acres, Cleared  |
| Roof            | Asphalt                   |
| Construction    | Vinyl Siding              |
| Foundation      | Concrete Perimeter, Other |

### **School Information**

|            |                                 |
|------------|---------------------------------|
| Elementary | Jubilee Elementary School       |
| Middle     | Sydney Mines Junior High School |
| High       | Memorial Composite High School  |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | RUC |
|--------|-----|

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | VALMAC REALTY LTD. - 16139 |
|----------------|----------------------------|

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Listing information last updated on November 3rd, 2025 at 3:33pm AST