

\$429,000 - 76 Melissa Crescent, Sydney

MLS® #202314025

\$429,000

4 Bedroom, 2.00 Bathroom, 2,138 sqft

Residential on 0.14 Acres

N/A, Sydney, NS

Welcome to this impeccably maintained 4-bedroom home nestled in the highly sought-after neighborhood of Sydney. Rarely does a property of this caliber become available, an array of features that cater to both comfort and luxury living. Boasting a prime location close to the hospital and a mere 3 minutes from downtown, this residence offers the perfect blend of convenience and tranquility. As you step inside, you'll immediately notice the attention to detail and care that has gone into maintaining this stunning home. The spacious living room provides an inviting atmosphere for entertaining guests, while the well-appointed kitchen offers ample space for culinary creations and social gatherings. With its open layout and abundant natural light, this home truly embodies a warm and welcoming ambiance. The primary bedroom is a true retreat, complete with a walk-in closet that provides ample storage space for your wardrobe. As the seasons change, the ducted heat pump system ensures optimal comfort while keeping energy costs low, providing both air conditioning in the summer and efficient heating during the colder months. One of the standout features of this property is the incredible indoor-outdoor living experience it offers. Step outside to discover your very own backyard oasis, featuring a sparkling pool that beckons for a refreshing dip on hot summer days. Whether you're hosting a BBQ with friends or simply relaxing with a book, the



well-manicured backyard is the perfect setting. And as the sun sets, gather around the charming outdoor fireplace, creating an intimate atmosphere that is sure to impress. Beyond the confines of the backyard lies a hidden gem—a green space leading to the Baille Ard Trail. Nature enthusiasts and fitness enthusiasts alike will appreciate the convenience of having this serene pathway right at their doorstep. Don't miss the opportunity to call this exceptional property home.

Built in 1987

Essential Information

MLS® #	202314025
Price	\$429,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,138
Acres	0.14
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 24th, 2023

Community Information

Address	76 Melissa Crescent
Area	Cape Breton
District	201-Sydney
Sub-District	N/A
City	Sydney
County	Cape Breton
Province	NS
Postal Code	B1P 6X2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected, Other
Parking Spaces	1
Parking	Detached, Single, Wired, Paved
# of Garages	1
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Central Vacuum, Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Baseboard, Heat Pump, Hot Water
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Wood Burning
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	Brookland Elementary School
Middle	Sherwood Park Education Centre
High	Sydney Academy

Additional Information

Zoning	RUC
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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