

\$239,000 - 23 Melissa Crescent, Sydney

MLS® #202324310

\$239,000

5 Bedroom, 2.00 Bathroom, 1,600 sqft

Residential on 0.14 Acres

N/A, Sydney, NS

Welcome to 23 Melissa Crescent, a charming split-entry home nestled in the heart of the highly sought-after South End neighbourhood in Sydney. This residence offers a perfect blend of comfort and functionality, making it an ideal choice for both first-time homebuyers and those seeking a two-unit income property.

Upon entering the main level, you are greeted by an inviting open design featuring a spacious eat-in kitchen, seamlessly flowing into the living room with abundant natural light. The well-appointed layout continues with three bedrooms down the hall, accompanied by a convenient 4pc bathroom. Notably, one bedroom serves a dual purpose, currently utilized as a laundry area for the main level. Venturing downstairs, discover a separate unit boasting its own eat-in kitchen, a cozy living room, and two generously sized bedrooms. A practical 3pc bathroom with an integrated laundry facility completes this lower level, offering privacy and independence. The property's versatility makes it an excellent choice for a starter home or an income-generating investment with its dual-unit potential. Enjoy the convenience of a back deck, adding an outdoor retreat to this already appealing residence. Don't miss the opportunity to make 23 Melissa Crescent your home in this fantastic neighbourhood – where comfort, style, and potential comes together. **BOOK YOUR SHOWING TODAY!**



Built in 1989

Essential Information

MLS® #	202324310
Price	\$239,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,600
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 19th, 2023

Community Information

Address	23 Melissa Crescent
Area	Cape Breton
District	201-Sydney
Sub-District	N/A
City	Sydney
County	Cape Breton
Province	NS
Postal Code	B1P 6X1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard
Stories	Split Entry
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	RUC
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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