

\$279,000 - 35 Richardson Avenue, Sydney

MLS® #202400004

\$279,000

3 Bedroom, 1.50 Bathroom, 1,300 sqft

Residential on 0.14 Acres

N/A, Sydney, NS

Solid century home in a quiet, friendly, sought after neighbourhood. The home is around the corner from Wentworth Park, walking distance to downtown shops, restaurants, boardwalk, new NSCC, & bus routes. The front yard is fenced with all perennial flowers & shrubs, and gets compliments as the most beautiful front yard on the street. The large front covered veranda is a wonderful spot to sit & relax with your fav. beverage, read, or admire the beautiful garden. The 85ft double gravel driveway leads to a 17x11ft wired garage. The private fenced in backyard, has an 8ft high x50ft privacy fence on one side, 12x12 ft patio stones with a chimney fireplace. The 8x10 ft patio, can be extended, leads to a porch & the back door. There are more perennials throughout the back yard on the driveway side of the home. Entering the home, from the front covered veranda, there is a large foyer leading to the living/dining room combination featuring a propane fireplace, capable of heating the home, even during power outages. The kitchen is to the opposite side of the dining room, boasting a full renovation, & a separate pantry plus 1/2 bath. The stairs in the foyer, lead to a 2nd level, housing 3 bedrooms & full 4 piece bath with bubble jet tub. One room off of the primary bedroom is used as a walk in closet/dressing room but can easily be converted back to a 4th bedroom. Stairs lead to the insulated attic with an area for storage. Recent upgrades include new roof shingles Nov. 2022, upgraded air exchange



system, oil tank replaced approx 5 years ago, hot water heater replaced a few years ago, basement walls and attic insulated through efficiency N.S, about 3 years ago along with the installation of a smart thermostat. Dry unfinished concrete basement with insulated walls houses the boiler converted furnace, air exchanger, hot water tank, washer/ dryer, laundry sinks, work bench, chest freezer, storage under stairs, door access to back yard.Exterior steps stairs patio replaced 2023.

Built in 1923

Essential Information

MLS® #	202400004
Price	\$279,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,300
Acres	0.14
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 16th, 2024

Community Information

Address	35 Richardson Avenue
Area	Cape Breton
District	201-Sydney
Sub-District	N/A
City	Sydney
County	Cape Breton
Province	NS
Postal Code	B1A 2Z3

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Single, Wired, Gravel
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Freezer - Chest, Refrigerator
Heating	Fireplace(s), Furnace, Hot Water, Radiator
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Aluminum Siding, Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	UR3
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Listing Details

Listing Office	VALMAC REALTY LTD. - 16139
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