

# \$379,000 - 56 Birch Street, Dominion

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MLS® #202405050

## \$379,000

3 Bedroom, 2.00 Bathroom, 1,756 sqft

Residential on 0.45 Acres

N/A, Dominion, NS

Have you been looking for a well maintained property with land and outbuildings in a safe and comfortable neighborhood? This is the one for you. The home itself is a split entry with three bedrooms and 2 full bathrooms. With just a touch under a half acre, this property features a 24X24 double wired garage for your vehicles along with a 12X24 workshop which is insulated and wired with sound, lights, and wired for a heat pump to be added, and also a 10 X 12 shed with a loft. All this before we enter the home. As you enter the home you have a sizable eat in kitchen area,, living room, and a nice sized primary bedroom. Downstairs is a large rec room area, complete with heat pump, full bathroom and two more bedrooms. Hardwood, laminate, and vinyl flooring in the home, heated with heat pumps on both the main and lower level. This home is equipped with a generator panel along with the generator to provide you the power needed in the event of a power outage. The home has seen significant upgrades in the last 12 years including windows, siding, doors, electrical upgrades, heat pumps, flooring and more. Contact your agent for a viewing today



Built in 1993

## Essential Information

MLS® # 202405050

Price \$379,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,756
Acres	0.45
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 22nd, 2024

### Community Information

Address	56 Birch Street
Area	Cape Breton
District	203-Glace Bay
Sub-District	N/A
City	Dominion
County	Cape Breton
Province	NS
Postal Code	B1G 1A1

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	5
Parking	Detached, Single, Double, Wired, Gravel, Multiple Driveways
# of Garages	3

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless, Hot Water
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished

### Exterior

Lot Description	Under 0.5 Acres, Cleared, Level
Roof	Asphalt
Construction	Vinyl Siding

Foundation                  Concrete Perimeter

### **Additional Information**

Zoning                      UR2

### **Listing Details**

Listing Office              RE/MAX Park Place Inc.

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