

\$299,500 - 4024 Highway 327, Marion Bridge

MLS® #202406632

\$299,500

4 Bedroom, 1.00 Bathroom, 1,800 sqft

Residential on 0.48 Acres

N/A, Marion Bridge, NS

Centrally located in the village of Marion Bridge, this 3 bedroom bungalow is in move-in condition. Original hardwood floors some carpet. Open living room/dining room with a gas fireplace, and patio doors to the sun solarium. The galley kitchen has ample cupboards, with a sunroom/eating area & garden doors to the back deck. There is a monitored alarm system as well as central Vac. The lower level is developed with a 19 x 21 family room, utility room/workshop, large storage room and a laundry room. The electric is to code. Fiberglass oil tank. Many updates to the home in the past number of years. The 2 lots that are included total just under one half acre, approximately 400' from the road to the back of the lot with roughly 140' on the road front. All within a 3 minute walk to the Mira river. This is an opportunity to own a home just 20 minutes from Sydney. It's an easy commute to work in town and if you are a single car family, you wont have to feel isolated. Located in Marion Bridge, it is just a five minute walk to a grocery store, NSLC and a gas bar, the post office, the Mira Centre, churches, fire dept., and less than a 10 minute walk to both the Marion Bridge Elementary School and the Community Centre. Enjoy a quiet living sitting up off the road. This bungalow style home has a all season sun room at the back; the perfect spot to enjoy breakfast or relax and read a book. Lower level has a large rec room for the children. There is the added bonus of having a ductless



heat pump on each level, and the roof was re-shingled in 2023. Move to Marion Bridge and enjoy the sense of community and benefits of living so close to the Mira River

Built in 1953

Essential Information

MLS® #	202406632
Price	\$299,500
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,800
Acres	0.48
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 27th, 2024

Community Information

Address	4024 Highway 327
Area	Cape Breton
District	210-Marion Bridge
Sub-District	N/A
City	Marion Bridge
County	Cape Breton
Province	NS
Postal Code	B1K 1A7

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Paved
View	River

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Dishwasher, Washer/Dryer, Freezer - Stand Up, Refrigerator/Stove Combo
Heating	Forced Air, Furnace, Ductless
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared
Roof	Asphalt
Construction	Aluminum Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Keller Williams Select Realty(Sydney,Townsend St.)
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Listing information last updated on November 4th, 2025 at 3:47am AST