

\$365,000 - 40 Beaumont Avenue, Sydney River

MLS® #202408279

\$365,000

3 Bedroom, 2.00 Bathroom, 2,100 sqft

Residential on 0.34 Acres

N/A, Sydney River, NS

Welcome to the warmth and comfort of this inviting family home, in a highly sought-after neighbourhood. This charming split-entry invites you in with its hardwood floors that grace the main living space. As you step through the front door, you're greeted by the care and pride that has been taken in this home. The cozy living room features a fireplace with a brick front and built-in shelving.

Adjacent to the living room is a dining area, complete with patio doors leading out to the deck. Ideal for al fresco dining or simply enjoying the back yard with friends & family.

The kitchen offers a lovely view of the yard and a side entrance for easy access while preparing meals for your loved ones.

Completing the main floor are three bedrooms and a main bath, providing comfortable accommodations for the whole family. Venture downstairs to discover even more living space, including a second rec room/living area with a wood stove, for added warmth and ambiance.

With two office or storage rooms, laundry & utility room plus a second full bathroom lower level is versatile in its use. What was once a single-car garage has been cleverly transformed into a practical mudroom, providing further storage & convenience â€” a true testament to the thoughtful design of this home. Outside, the landscaped front and back yards burst with color as spring blossoms and perennials bloom along the paved driveway. This home has been a cherished haven for its current owners, providing a welcoming retreat



for family and friends alike. Now, it eagerly awaits new owners to create memories within its walls. Come to see for yourself and experience the warmth and charm of 40 Beaumont Avenue.

Built in 1978

Essential Information

MLS® #	202408279
Price	\$365,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,100
Acres	0.34
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 28th, 2024

Community Information

Address	40 Beaumont Avenue
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Sydney River
County	Cape Breton
Province	NS
Postal Code	B1S 1J5

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Parking Spaces(s), Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator

Heating	Baseboard, Furnace, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s)
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Brick, Wood Siding, Other
Foundation	Concrete Perimeter

Additional Information

Zoning	UR2
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Listing Details

Listing Office	RE/MAX Park Place Inc.
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