

# \$249,500 - 441 Birch Hill Drive, Sydney

MLS® #202408343

**\$249,500**

2 Bedroom, 2.00 Bathroom, 2,000 sqft

Residential on 0.12 Acres

N/A, Sydney, NS

A one storey brick family home with a fully developed basement. The main floor has 2 bedrooms, full 4pc bath, living room and eat-in kitchen. The fully developed basement is accessed off the main floor and is mainly open but has a full bath and a kitchen area. The rest is finished but easily divided off to create independent living quarters. Please note that most of the rear walkway and part of the gate is on the adjoining rear lot owned by others. The steps will have to be moved sideways or rebuilt by the buyer to provide proper access to rear entrance. A copy of a new survey can be made available to prospective buyers or their agent.

Built in 1964

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202408343               |
| Price          | \$249,500               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,000                   |
| Acres          | 0.12                    |
| Year Built     | 1964                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |



Date Sold                      June 18th, 2024

**Community Information**

Address                      441 Birch Hill Drive  
Area                          Cape Breton  
District                      201-Sydney  
Sub-District                N/A  
City                          Sydney  
County                      Cape Breton  
Province                    NS  
Postal Code                B1P 3W3

**Amenities**

Utilities                    Electric, Cable Connected, Electricity Connected, Phone Connected  
Parking Spaces            3  
Parking                    Attached, Single, Concrete, Double  
# of Garages                1

**Interior**

Interior Features        High Speed Internet  
Heating                    Baseboard  
Has Basement            Yes  
Basement                Full, Finished

**Exterior**

Lot Description        Under 0.5 Acres, Cleared  
Roof                        Asphalt  
Construction            Brick  
Foundation              Concrete Perimeter

**Additional Information**

Zoning                    RUC

**Listing Details**

Listing Office            Keller Williams Select Realty(Sydney,Townsend St.)

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Listing information last updated on November 3rd, 2025 at 4:32pm AST