

\$329,000 - 35 York, Sydney

MLS® #202408793

\$329,000

3 Bedroom, 2.00 Bathroom, 1,939 sqft

Residential on 0.10 Acres

N/A, Sydney, NS

Discover modern luxury at 35 York Street, a meticulously renovated home located in Sydneys historic north end. Conveniently close to cruise ships, downtown, and boardwalk that winds along Sydney harbour. This prime location offers unparalleled convenience, with essential amenities just steps away! Step inside this stunning home to find original hardwood floors throughout the living room and dining room. Further you will find an open concept kitchen with in floor heat, a large island adorned with quartz countertops, and all new appliances which include a fridge, microwave, dishwasher, and washer/dryer combo. Upstairs, discover three stylish bedrooms designed for comfort. A beautifully appointed bathroom adds a touch of luxury, creating a serene oasis for relaxation. The lower level of the home boasts a spacious storage area separate from the main basement, offering ample organization space. With its own outside entrance, the separate basement offers a wide variety of uses. Including an easy conversion to a single-family home, potential bachelor apartment, guest suite, or the perfect spot for a home office. The extensive list of recent upgrades includes a hot water tank (2019) a new roof (2022), skylights (2022), oil tank (2023), upgraded thermal windows (2023), insulation throughout (2023), rewired electrical (2023), and all-new pex plumbing (2023). In addition, the entire home is equipped with advanced smart home technology, providing convenient and efficient



modern living. This home is a short drive to the hospital and walking distance to the new NSCC campus. It showcases extensive upgrades in every corner, reflecting a commitment to quality and craftsmanship. Don't miss the opportunity to make it your own!

Built in 1933

Essential Information

MLS® #	202408793
Price	\$329,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,939
Acres	0.10
Year Built	1933
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 8th, 2024

Community Information

Address	35 York
Area	Cape Breton
District	201-Sydney
Sub-District	N/A
City	Sydney
County	Cape Breton
Province	NS
Postal Code	B1P 6B2

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
-------------------	---------------------

Appliances	Stove, Dishwasher, Washer/Dryer, Range Hood, Refrigerator
Heating	Baseboard, Furnace, Hot Water, In Floor, Radiator
Fireplace	Yes
Fireplaces	Electric
# of Stories	1
Stories	1 3/4 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Brookland Elementary School
Middle	Sherwood Park Education Centre
High	Sydney Academy

Additional Information

Zoning	UR3
--------	-----

Listing Details

Listing Office	Coldwell Banker Boardwalk Realty
----------------	----------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on November 4th, 2025 at 1:32am AST