

\$175,000 - 2199 East River West Side Road, Sunnybrae

MLS® #202410163

\$175,000

2 Bedroom, 2.00 Bathroom, 1,075 sqft
Residential on 0.86 Acres



#45, Sunnybrae, NS

If you're looking for the perfect starter home or wanting to downsize somewhere peaceful, this is the perfect spot! Just 20 minutes from all the conveniences of Stellarton, situated on the outskirts of Sunnybrae, this sweet, 2 bedroom plus office or guest room, sits on a hillside, surrounded by trees and looking out to the rolling surrounding landscape. Enjoy coming home to your large sunny deck, with plenty of room for gardens, and a large shed for your wood & storage. The large entrance foyer off the deck & side entrance would make a great den or office, with the wood stove in the centre for a warm welcome. The downstairs has a large eat-in kitchen and living room in front, and 4 piece bathroom with laundry. Upstairs you'll find the primary bedroom with a 3 piece ensuite with large soaker tub with jets, a 2nd bedroom, and a 3rd room that would make a great upstairs office or guest room. Some furnishings and all appliances included. The well taps into natural spring water. Come check it out before it's gone! More pictures will be added soon!

Built in 1948

Essential Information

MLS® #	202410163
Price	\$175,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	1,075
Acres	0.86
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 10th, 2024

Community Information

Address	2199 East River West Side Road
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#45
City	Sunnybrae
County	Pictou
Province	NS
Postal Code	B0K 1T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Freezer - Stand Up, Microwave, Refrigerator
Heating	Forced Air, Furnace, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding

Foundation Concrete Perimeter

Additional Information

Zoning Residential

Listing Details

Listing Office Viewpoint Realty Services Inc. (Pictou)

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Listing information last updated on November 4th, 2025 at 8:17pm AST