

\$499,999 - 109 Blackie Road, Lyons Brook

MLS® #202412281

\$499,999

4 Bedroom, 2.50 Bathroom, 2,498 sqft

Residential on 2.45 Acres

#45, Lyons Brook, NS

Welcome home to 109 Blackie Road, in beautiful Lyons Brook. This spacious, newer, mostly one level custom home is move in ready. Just a quick drive from the town of Pictou, Blackie Road is a quiet street where kids can still play, skateboard, and learn to ride their bike. The lot is perfectly flat and dry, nicely landscaped, and offers lots of potential for a future pool, playground—or just to sit on your patio and enjoy the total privacy surrounded by lush green woodland. This contemporary home has a split bedroom layout that is ideal for families, or empty nesters who may have family visiting. The open concept living of the living room, kitchen and dining area, combine to form a “Great Room” effect. Very spacious so that you won’t feel crowded, but open so that family or guests can be all together, and part of the action. A patio door leads to a concrete patio and barbeque area, and the flat lawn beyond. The primary suite is separate on the west side of the home and offers privacy and quiet. The primary ensuite offers a soaker tub, and large walk-in shower. A walk-in closet completes this primary suite. On this side of the home there is one of the other 3 bedrooms that could be an ideal nursery or even a home office. Its great to have options! The two remaining, nice size bedrooms on the east side of the home have their own full bathroom. Coming in from the attached, 2 car garage are the stairs up to a bonus room that can be used for so many things—media room, home gym,



sleep over room, craft roomâ€¦bonus space! A powder room and laundry are in the garage hallway. The home is efficiently heated by a Steffes boiler by infloor radiant, allowing for off peak electricity consumption. No septic field hereâ€¦you are on municipal sewer and paying county taxes! Book your showing now, and get settled for the summer.

Built in 2012

Essential Information

MLS® #	202412281
Price	\$499,999
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,498
Acres	2.45
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 31st, 2024

Community Information

Address	109 Blackie Road
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#45
City	Lyons Brook
County	Pictou
Province	NS
Postal Code	B0K 1H0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2

Parking	Attached, 1.5, Heated Garage, Wired, Gravel, Parking Spaces(s)
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Hot Water, In Floor, Radiant
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

School Information

Elementary	West Pictou Consolidated School
Middle	West Pictou Consolidated School
High	Northumberland Regional High School

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Results Realty Atlantic Inc.
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