

\$329,900 - 363 Highway 320, Louisdale

MLS® #202414753

\$329,900

2 Bedroom, 2.00 Bathroom, 1,800 sqft

Residential on 0.29 Acres

N/A, Louisdale, NS

See Virtual Tour Welcome to this spacious, meticulously maintained 2-bdrm, 2-bath bungalow with breathtaking water views of Seal Cove Harbour. Located in the charming maritime community of Louisdale, this home is situated on approx 1/3 of an acre and offers over 1,800 sq ft of inviting living space. The expansive family-sized kitchen features abundant cabinet and counter space, along with updated appliances including a glass cooktop stove, built-in oven, and a 3-mth-old refrigerator. The home exudes a sparkling cleanliness, with a sliding door walk-out from the eat-in kitchen leading to a wood deck where you can enjoy picturesque views and sunsets. The very spacious living room is filled with sunlight from a large picture window and boasts gleaming hardwood floors that continue into the bedrooms. Fresh paint in some areas adds to the home's bright and welcoming atmosphere. Both bedrooms are generously sized with ample closet space, and a four-piece bath completes the upper level. The finished basement offers additional living space with an open recreation room, storage rooms, an office area, & a potential 3rd bedroom (an added egress window is needed) . The mechanical room houses the furnace, indoor oil tank, air exchanger, and hot water tank. Currently heated with a forced air oil furnace, this home is an ideal candidate for a heat pump, providing both heat and cooling. Low maintenance features include vinyl windows, vinyl siding, soffits, fascia, and a



paved driveway. Enjoy simplified, single-level living in this serene east-coast locale on Cape Breton Island. Conveniently walk to local amenities such as a grocery store, school, bank, and restaurant, with just a 20-min drive to Port Hawkesbury or St. Peters. Outdoor enthusiasts will delight in fishing, kayaking, and canoeing right at their doorstep, as well as nearby ATV trails, a marina, local beaches, Dundee Resort Golfing, and various dining options offering local entertainment. Cape Breton awaits!!

Essential Information

MLS® #	202414753
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,800
Acres	0.29
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 16th, 2024

Community Information

Address	363 Highway 320
Area	Highland Region
District	305-Richmond County / St. Peters & Area
Sub-District	N/A
City	Louisdale
County	Richmond
Province	NS
Postal Code	B0E 1V0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
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Parking	No Garage, Paved
View	Harbour, Ocean
Is Waterfront	Yes
Waterfront	Harbour, Access: Harbour, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Electric Oven, Dryer, Washer, Microwave, Refrigerator
Heating	Forced Air, Furnace
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Felix Marchand Education Centre
High	Richmond Education Centre/ Academy

Additional Information

Zoning	Residentia
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Listing Details

Listing Office	RE/MAX Park Place Inc. (Port Hawkesbury)
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