

\$265,000 - 107 Fraser Avenue, Sydney Mines

MLS® #202417177

\$265,000

3 Bedroom, 3.00 Bathroom, 1,175 sqft

Residential on 0.34 Acres

N/A, Sydney Mines, NS

This very unique and beautiful 2+1 bedroom, 3 bath home with paved driveway and well manicured large property, is situated in an area where one can spend time sitting on the front deck catching a glimpse of the fishing boats, yachts, sail boats and Marine Atlantic ferries sailing by or taking a leisurely stroll a few minutes down the road to sit on the cliffs and enjoy the views from there. There have been many recent improvements inside including heat pumps, some new windows in the basement where an Airbnb or in-law suite with an ensuite bath was just added, some new high quality flooring, refinished stairway to second level, and more. Outside, the new front and back decks have been constructed with high end composite and a new walkway at the back entrance, along with new window trims, fascia and corner trims capped with aluminum, new soffit and ring cameras. Inside the back door you are greeted with a bright and cheerful porch from which you can access the basement or the entrance to the kitchen. The eat-in kitchen leads to the main floor bath, living room and bedroom, which is currently used as an office. On the second floor, you will find the large primary bedroom with walk in closet and very spacious ensuite bath with jacuzzi tub. Besides the addition of the bedroom/sitting room with ensuite in the basement, there is a laundry room with storage and the utility room. There is also a large shed with electricity in the back yard. Enough said, now let's take a look and



consider plans of how youâ€™ll make it yours.
Call or text today for your private viewing.

Essential Information

MLS® #	202417177
Price	\$265,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,175
Acres	0.34
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 19th, 2024

Community Information

Address	107 Fraser Avenue
Area	Cape Breton
District	205-North Sydney
Sub-District	N/A
City	Sydney Mines
County	Cape Breton
Province	NS
Postal Code	B1V 2C8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Paved
View	Harbour

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless, Hot Water
# of Stories	1
Stories	One and One Half
Has Basement	Yes

Basement Full, Partially Finished

Exterior

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

School Information

Elementary Jubilee Elementary School
Middle Sydney Mines Junior High School
High Memorial Composite High School

Additional Information

Zoning UR2

Listing Details

Listing Office VALMAC REALTY LTD. - 16139

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