

\$485,000 - 163 Green Acres Drive, Sydney River

MLS® #202418164

\$485,000

4 Bedroom, 1.50 Bathroom, 2,060 sqft

Residential on 0.35 Acres

N/A, Sydney River, NS

Welcome to 163 Green Acres Drive, a charming two-story family home located in the sought-after Sydney River subdivision. This well-maintained property offers a perfect blend of comfort and convenience, ideal for a growing family. As you approach the home, you'll be greeted by a beautifully landscaped front yard with mature trees and a covered patio. Step through the front door into a welcoming foyer that flows seamlessly into the living room, where natural light pours in through large windows, highlighting the warm wood flooring. The open layout continues into the dining area and kitchen, creating a perfect space for family gatherings and entertaining. Patio doors off the dining area lead to a freshly painted back deck, perfect for summer barbecues, and an above-ground pool for endless fun and relaxation. The kitchen is both functional and stylish, with easy access to the laundry area, a convenient half bath, and the attached garage with in floor heating. The upper level features four spacious bedrooms, providing ample space for everyone in the family. A well-appointed main bathroom completes this level, ensuring comfort and privacy for all. Additional living space is found in the basement, accessible via stairs off the kitchen. This lower level boasts a large open family room, ideal for movie nights or a play area, a utility room, and an entrance to the backyard oasis, multi level decks, above ground pool and very private lot! Walking distance to schools and 5 mins to hospital and



all amenities.

Built in 1992

Essential Information

MLS® #	202418164
Price	\$485,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,060
Acres	0.35
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 17th, 2024

Community Information

Address	163 Green Acres Drive
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Sydney River
County	Cape Breton
Province	NS
Postal Code	B1S 1K5

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Paved
# of Garages	2
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Refrigerator
Heating	Furnace
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partially Finished

Exterior

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

School Information

Elementary	Sydney River Elementary School
Middle	Malcolm Munroe Memorial Junior High School
High	Riverview High School

Additional Information

Zoning	RUC
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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