

\$389,000 - 50 Berthelot Crescent, Coxheath

MLS® #202421054

\$389,000

4 Bedroom, 2.00 Bathroom, 2,800 sqft

Residential on 1.00 Acres

N/A, Coxheath, NS

Welcome to 50 Berthelot Crescent, a beautifully maintained ranch-style home located in the desirable area of Coxheath. This 4-bedroom, 3-bathroom property offers comfort, style, and sustainability, making it an ideal choice for families and eco-conscious buyers. As you enter the main level, you'll be greeted by a spacious, open-concept living area that effortlessly combines the living room and dining room creating a perfect space for both relaxation and entertaining. The main level features three generously sized bedrooms. Adding two heat pumps on this level ensures you'll enjoy year-round comfort, with efficient heating in the winter and cooling in the summer. The attached garage provides both convenience and extra storage space, making daily life that much easier. The basement offers even more potential with a partially finished fourth bedroom, featuring egress windows installed in 2023. These windows not only provide safety but also allow natural light to flood the space, making it a bright and inviting area. The basement is ready for your personal touch. With 27 solar panels installed, you'll benefit from significantly reduced energy costs while contributing to a greener future. This home is designed for those who value both comfort and environmental responsibility. Set on a quiet crescent, 50 Berthelot Crescent offers the perfect balance of tranquility and accessibility. You're just a short drive from local amenities, schools, and recreational facilities, making it



an ideal location for families of all sizes.

Essential Information

MLS® #	202421054
Price	\$389,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	2,800
Acres	1.00
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	December 4th, 2024

Community Information

Address	50 Berthelot Crescent
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Coxheath
County	Cape Breton
Province	NS
Postal Code	B1L 1B1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Attached

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Furnace, Ductless
Has Basement	Yes
Basement	Partially Finished

Exterior

Lot Description	1 to 2.99 Acres
Roof	Asphalt
Foundation	Concrete Perimeter

Additional Information

Zoning	RU
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Listing Details

Listing Office	3% Realty Nova Scotia
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