

\$394,999 - 149 & 151 Patnic Avenue, Sydney

MLS® #202425844

\$394,999

4 Bedroom, 2.00 Bathroom, 1,872 sqft
Residential on 0.18 Acres

N/A, Sydney, NS

Welcome to the perfect investment opportunity or a comfortable home in this inviting one-level duplex, ideally situated at the end of a quiet cul-de-sac. Located just moments from the hospital, downtown and highway access, this property offers both convenience and peace. You'll step inside to find a spacious living room, perfect for relaxing or entertaining. The freshly hydro-seeded yard also provides a lush outdoor space for enjoyment or potential landscaping enhancements. With great renting potential, this duplex is perfect for savvy investors looking to maximize their portfolio, or for homeowners seeking the flexibility to live in one side while renting out the other.



Built in 2010

Essential Information

MLS® #	202425844
Price	\$394,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,872
Acres	0.18
Year Built	2010
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	January 6th, 2025

Community Information

Address	149 & 151 Patnic Avenue
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Sydney
County	Cape Breton
Province	NS
Postal Code	B1P 3G6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	In Floor
# of Stories	1
Stories	One
Basement	None

Exterior

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

Additional Information

Zoning	UR2
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Listing Details

Listing Office	Keller Williams Select Realty
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