

\$125,000 - 82 Pond Road, Sydney Mines

MLS® #202427463

\$125,000

3 Bedroom, 1.00 Bathroom, 1,150 sqft

Residential

N/A, Sydney Mines, NS

Located at 82 Pond Road in Sydney Mines, this charming 1½ storey home, built in 1947, offers an exciting opportunity for buyers looking for a property with potential. The home is well-maintained but would benefit from some overall updating, making it an ideal choice for first-time homebuyers or those with a DIY spirit. The house features 3 bedrooms and 1 bathroom, providing comfortable living space, a perfect canvas for modernizing and personalization to suit your style. The main floor includes a traditional layout with an elegant foyer, living room, dining area, and kitchen, while the upper storey contains the three bedrooms and a full bathroom. The home is set on a generous 1.50 acre lot, offering plenty of room for outdoor activities, gardening, or future development. The poured concrete foundation is currently undeveloped, oil tank is inside and dated 2011. With the right updates, this property could become a welcoming, modern home in a peaceful rural setting. This property is perfect for someone who is handy and eager to put in the work to transform it into a dream home. The home's solid structure and character give it great potential, but it will require some effort to bring it to its full potential. Whether you're a first-time homebuyer or an investor looking for a project, this property offers endless possibilities. The location is another standout feature—set in a tranquil, rural area, yet still close to the amenities and services that Sydney Mines has to offer. Local schools,



shopping, parks, and the beautiful beaches of Cape Breton are just a short drive away, including popular Florence beach. With its ample space, strong potential for growth, and peaceful surroundings, this property is ready for a new owner to make it their own. For more information or to schedule a viewing, please contact your favourite REALTOR®. Virtual tour available upon request.

Built in 1947

Essential Information

MLS® #	202427463
Price	\$125,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,150
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 19th, 2024

Community Information

Address	82 Pond Road
Area	Cape Breton
District	205-North Sydney
Sub-District	N/A
City	Sydney Mines
County	Cape Breton
Province	NS
Postal Code	B1V 2X4

Amenities

Utilities	Phone Connected
Parking	Gravel

Interior

Appliances	None
Heating	Hot Water
# of Stories	1
Stories	1 3/4 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	1 to 2.99 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Century 21 Trident Realty Limited (Sydney)
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