

\$655,000 - 85 Carmichael Drive, Sydney River

MLS® #202428285

\$655,000

4 Bedroom, 3.50 Bathroom, 3,800 sqft

Residential on 0.25 Acres

N/A, Sydney River, NS

Bursting with character and charm, this house is perfectly situated in a vibrant, family-oriented neighbourhood on one of Sydney's most highly sought-after streets and is conveniently located mere minutes to schools, shopping, modern amenities and just a short drive to a golf course, ski hill, marina and the incomparable Bras D'or Lake.

Welcome to 85 Carmichael Drive!! As you approach this property you will surely be impressed, not only by its magnificent curb appeal, but also by the warmth of its family-friendly neighbours. Approach this stunning property and find the most elegant and spectacular contemporary home. This house offers approximately 3800 square feet of living space and has been carefully designed for maximum comfort and entertaining. Upon arrival, you will be immediately charmed by the classic exterior and well manicured front yard. On the main level, you will be greeted by the impressive foyer, an open concept kitchen and the spacious living area, brilliantly illuminated by an abundance of windows and natural light. Immediately adjacent there is a cozy den and an elegant dining room as well as a 2-PC bathroom. Ascend to the upper level and find a capacious primary bedroom with its adjacent 4-PC ensuite, three additional bedrooms plus an additional 4-piece bathroom. Laundry also resides on this level. Descend to the lower level, where there is an expansive recreation room and a newly renovated 3-PC bathroom.



Heat Pumps are on the two main floors ensuring maximal efficiency. The backyard features a large private deck, certain to be the place you will want to entertain family and friends. The property also includes a detached double wired and heated garage. This amazing property offers the perfect combination of lifestyle and convenience. A must see!

Built in 2001

Essential Information

MLS® #	202428285
Price	\$655,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,800
Acres	0.25
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 14th, 2025

Community Information

Address	85 Carmichael Drive
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Sydney River
County	Cape Breton
Province	NS
Postal Code	B1S 3J1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
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Parking Spaces	4
Parking	Attached, Double, Heated Garage, Wired, Paved
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, In Floor
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

Elementary	Sydney River Elementary School
Middle	Malcolm Munroe Memorial Junior High School
High	River Hebert District High School

Additional Information

Zoning	RUC
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Listing Details

Listing Office	RE/MAX Park Place Inc.
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