

\$299,000 - 50 Brookview Drive, Sydney

MLS® #202428506

\$299,000

4 Bedroom, Bathroom,
Residential Income on 0.18 Acres

N/A, Sydney, NS

One of the most unique properties you will see in our city! The home was built by John Urich, master mason from France, brought to Cape breton by Fortress Louisbourg to replicate it's 18th century stone work. The U-shaped layout made it easy to convert into a up and down duplex, each with their own private entrance. The upper unit features 3 bedroom, full bath, laundry, eat in kitchen and living room featuring vaulted ceilings and decorative fireplace. Two heat pumps installed in 2023. The lower level has been completed renovated (fire and sound barrier'on ceilings to code) including kitchen, living room, laundry , full bathroom and bedroom. An attached garage for storage is also located on this level. New air exchanger and heat pump in basement. New rolled roof, fascia and soffit within the last month, new roof over garage and railings. Two separate meters and two new water heaters, ideal for separate billing for tenants. This property is an absolute must see, perfect for an income property or the new owner live in one unit and rent the other to offset costs! Both units will be vacant for closing date. Walking distance to Rotary Park, downtown and hospital. Two separate driveways!



Built in 1983

Essential Information

MLS® #	202428506
Price	\$299,000

Bedrooms	4
Acres	0.18
Year Built	1983
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	January 30th, 2025

Community Information

Address	50 Brookview Drive
Area	Cape Breton
District	201-Sydney
Sub-District	N/A
City	Sydney
County	Cape Breton
Province	NS
Postal Code	B2A 1A2

Amenities

Utilities	Electricity Connected
Parking	Circular Driveway, Driveway

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
# of Stories	2
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Dock
Lot Description	Under 0.5 Acres
Roof	Rolled/Hot Mop
Construction	Brick, Stone
Foundation	Concrete Perimeter

Additional Information

Zoning	RUC
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Listing Details

Listing Office Viewpoint Realty Services Inc. (Sydney)

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Listing information last updated on November 3rd, 2025 at 4:32pm AST