

\$349,900 - 72 Macrae Avenue, Sydney River

MLS® #202501742

\$349,900

2 Bedroom, 1.00 Bathroom, 1,108 sqft

Residential on 0.30 Acres

N/A, Sydney River, NS

Welcome to 72 McRae Avenue, a 7-year-old, energy-efficient home in the sought-after Sydney River subdivision. This charming property offers modern features, privacy, and the convenience of a well-thought-out layout. Step through the double French doors into the heart of the home – an open-concept eat-in kitchen. With custom wood cabinets, stainless steel appliances, and ample storage, the kitchen is as practical as it is stylish. A partition separates the kitchen from the bright and airy living room, which is filled with natural light and equipped with a heat pump for year-round comfort. Adjacent to the living room is a rear entryway featuring a coat closet and access to the covered patio. Perfect for outdoor entertaining or relaxing, the patio overlooks the partially cleared backyard, offering space for gardening, play, or future development. The primary bedroom, located at the rear of the home, is generously sized and offers a quiet space for unwinding. A second bedroom and a well-appointed main bathroom are conveniently located off the living room, completing the functional layout. This home is exceptionally efficient, boasting an impressive EnerGuide score of 85, keeping energy costs low without sacrificing comfort. Set back from the road, the property provides privacy with a paved driveway leading to the attached garage. With its modern features, private setting, and potential for customization on its spacious lot, 72 McRae Avenue is a standout opportunity in Sydney River. Don't miss your



chance to make it yours!

Built in 2018

Essential Information

MLS® #	202501742
Price	\$349,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,108
Acres	0.30
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 17th, 2025

Community Information

Address	72 Macrae Avenue
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Sydney River
County	Cape Breton
Province	NS
Postal Code	B1S 1M2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Paved
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Range Hood, Refrigerator
Heating	Baseboard, Ductless

# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

Additional Information

Zoning	RUC
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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