

# \$199,900 - 71 Catherine Street, Whitney Pier

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MLS® #202505816

**\$199,900**

3 Bedroom, Bathroom,  
Residential Income on 0.18 Acres

N/A, Whitney Pier, NS

Welcome to 71 Catherine Street. This well-maintained owner-occupied duplex offers a wonderful blend of comfort and versatility. The spacious main floor unit features a bright and inviting kitchen, a generously sized bedroom, an office or den and a cozy living room-perfect for relaxing or entertaining. A four-piece bathroom along with a conveniently located washer and dryer on the main floor, enhances everyday functionality. Upstairs, the second unit provides a warm and welcoming atmosphere with two bedrooms, an additional office or den, a cozy living area and functional kitchen. A four-piece bathroom and a washer and dryer hookup located off the kitchen add to the unit's convenience, making it ideal for extended family or rental income. Both units have separate meters, further enhancing the property's functionality and appeal. Additionally, this duplex includes an additional 4,000 sq. ft. lot, offering endless possibilities for outdoor enjoyment, expansion or investment. Recent upgrades over the past few years include electrical and roof shingles ensuring added peace of mind. Whether you're looking for a multi-generational home or an income-generating opportunity, this duplex is a fantastic choice with great character and unlimited potential.



## Essential Information

MLS® #                      202505816

Price	\$199,900
Bedrooms	3
Acres	0.18
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	July 10th, 2025

### Community Information

Address	71 Catherine Street
Area	Cape Breton
District	201-Sydney
Sub-District	N/A
City	Whitney Pier
County	Cape Breton
Province	NS
Postal Code	B1N 2W2

### Amenities

Parking	Parking Spaces(s)
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### Interior

Appliances	Stove, Refrigerator, Dishwasher, Washer, Dryer
Heating	Baseboard, Furnace
# of Stories	2
Has Basement	Yes
Basement	Unfinished

### Exterior

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

### School Information

Elementary	Harbourside Elementary School
Middle	Whitney Pier Memorial Junior High School
High	Sydney Academy

### Additional Information

Zoning                      UR3

## **Listing Details**

Listing Office              Coldwell Banker Boardwalk Realty

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