

\$199,000 - 3384/3386 Wilson Avenue, New Waterford

MLS® #202511460

\$199,000

6 Bedroom, Bathroom,
Residential Income on 0.25 Acres

N/A, New Waterford, NS

6 bed 3 bath side by side duplex sitting on a large corner lot Wilson Avenue, Waterford. Conveniently located close to schools, shopping recreation areas and the bus route, This fully rented duplex is a great investment opportunity! Each unit consists of an eat-in kitchen, living room, three bedrooms and a main bath. Point of note, one unit, has an addition which houses a contemporary kitchen and spacious second bath with walk in shower.

The large level yard has 2 separate driveways and a shed. Each unit presently rents for \$1250/month, the tenants have separate heating, with both equipped with a heat pump, and separate meters. The intake per yr is \$30,000 minus whatever taxes, insurance and water consumption a new owner incurs. Recent upgrades -3384 new ceiling, new roofing shingles on the back addition end of 2024, new baseboard electric heating upstairs, new oil tank Autumn 2024. New fan/ventilation installed in the bathroom. -Both units have new hot water heaters . Originally all hot water was supplied by 3386 side , new plumbing was added so 3384 and now has its own water heater. New flooring in upstairs of both units -3386 new baseboard electric heating both upstairs and downstairs with panel upgraded to support. At least 24 hr is required for all showings. 3386 is on a month to month lease. 3384 is a 12 month lease ending December 2025.

Built in 1910



Essential Information

MLS® #	202511460
Price	\$199,000
Bedrooms	6
Acres	0.25
Year Built	1910
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	June 27th, 2025

Community Information

Address	3384/3386 Wilson Avenue
Area	Cape Breton
District	204-New Waterford
Sub-District	N/A
City	New Waterford
County	Cape Breton
Province	NS
Postal Code	B1P 1P3

Amenities

Utilities	Electricity Connected
Parking	Gravel, Driveway

Interior

Appliances	Stove, Refrigerator, Washer, Dryer
Heating	Forced Air, Furnace, Ductless
# of Stories	2
Has Basement	Yes
Basement	Crawl Space

Exterior

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

Additional Information

Zoning

Ur2

Listing Details

Listing Office

VALMAC REALTY LTD. - 16139

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Listing information last updated on October 27th, 2025 at 5:02am ADT