

\$449,000 - 40 Brady Drive, Groves Point

MLS® #202515374

\$449,000

3 Bedroom, 2.00 Bathroom, 1,820 sqft

Residential on 7.70 Acres

N/A, Groves Point, NS

Welcome to 40 Brady Drive, a charming bungalow style home nestled on nearly 8 acres of land, offering a perfect blend of privacy, space, and convenience. Set back from the road and surrounded by mature trees, this 3-bedroom, 2-bath home is ideal for those seeking a peaceful lifestyle while remaining close to everyday amenities. The large, landscaped yard provides plenty of space for outdoor living, while the additional wooded acreage offers potential for clearing, trails, or recreational use. Inside, you'll find a spacious and bright eat-in kitchen with plenty of counter and cabinet space, perfect for daily living and entertaining. Patio doors off the kitchen lead to a covered deck with views of the Bras d'Or Lakes. The home features slate and hardwood flooring and a well-designed layout that offers both functionality and comfort. Additional highlights include: -Partially finished basement with potential for additional living space, storage, or a workshop. -Jet tub in one of the full bathrooms -Attached garage -Storage Shed -Concrete slab with cabana -Fireplace in living room -Laundry room on main floor -Central vacuum system This home is just 2-3 minutes from gas stations, restaurants, and beautiful Groves Point Beach, and only 10 minutes to North Sydney, where you'll find grocery stores, shopping, hospital, and more.

Built in 1997



Essential Information

MLS® #	202515374
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,820
Acres	7.70
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 25th, 2025

Community Information

Address	40 Brady Drive
Area	Cape Breton
District	205-North Sydney
Sub-District	N/A
City	Groves Point
County	Cape Breton
Province	NS
Postal Code	B1Y 2W6

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Attached, Dirt, Gravel
View	Lake

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Central Vacuum, Electric Cooktop, Glass Cooktop, Oven, Electric Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Furnace, Ductless, Hot Water
Fireplace	Yes
Fireplaces	Fireplace(s), Wood Burning
# of Stories	1
Stories	One
Has Basement	Yes

Basement Full

Exterior

Lot Description 0.5 to 0.99 Acres, Partially Cleared, Landscaped
Roof Asphalt
Construction Vinyl Siding
Foundation Concrete Perimeter

Additional Information

Days on Market 95
Zoning RU

Listing Details

Listing Office RE/MAX Park Place Inc.

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