

\$259,000 - 6313 Louisbourg Highway, Catalone

MLS® #202516430

\$259,000

4 Bedroom, 2.00 Bathroom, 2,294 sqft

Residential on 4.65 Acres

N/A, Catalone, NS

Opportunity awaits with this spacious 4-bedroom, 2-bathroom home complete with a detached garage, all set on a private 4.7-acre lot. Offering 2,294 square feet of finished living space spread across four levels, this home provides room to grow and plenty of flexibility. The main floor features a bright living room, a functional kitchen, and a dedicated dining area. Step out the rear entrance to an expansive 26' x 11' concrete deck—perfect for entertaining or enjoying peaceful outdoor moments. Upstairs, you'll find three comfortable bedrooms and a full bathroom. The lower levels include a generously sized fourth bedroom with its own ensuite bath, a large family room, and dedicated laundry and utility rooms. The 24' x 28' garage barn is a standout feature, offering a full loft and its own power meter. With a single-car overhead door and steel roof, the lower level is ideal for use as a garage, workshop, or storage. The unfinished loft presents endless possibilities—whether as a creative studio, in-law suite, or seasonal rental. Tucked away behind mature trees for privacy, the property enjoys convenient access to both Louisbourg and Sydney via the Louisbourg Highway. A rare find offering space, functionality, and potential—all in one!



Built in 1977

Essential Information

MLS® #	202516430
Price	\$259,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,294
Acres	4.65
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 27th, 2025

Community Information

Address	6313 Louisbourg Highway
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Catalone
County	Cape Breton
Province	NS
Postal Code	B1C 1R9

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Single, Wired, Gravel
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Hot Water
# of Stories	4
Stories	4 Level Side Split
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	3 to 9.99 Acres, Partial Landscaped, Level, Wooded
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Riverside Elementary School
Middle	Malcolm Munroe Memorial Junior High School
High	Riverview High School

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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