

\$419,900 - 155 Leaside Drive, Coxheath

MLS® #202522724

\$419,900

3 Bedroom, 2.00 Bathroom, 2,100 sqft

Residential on 0.30 Acres

N/A, Coxheath, NS

Waterfrontage, Coxheath! a rare find, over-and-under duplex located in the highly desirable Coxheath subdivision, set on a beautiful waterfront lot with direct access to the waterfront. This meticulously maintained property showcases true pride of ownership, offering versatility as both an investment property or a spacious single-family home. The paved driveway leads to a double garage with a bonus addition, providing ample parking and storage options. The main level features a bright two-bedroom, one-bathroom layout. The eat-in kitchen is positioned on the waterfront side of the home, offering direct access to a rear covered patio where you can take in the peaceful views. The living room sits to the left of the home, with patio doors opening to a separate deck overlooking the water, perfect for morning coffee or evening gatherings. Natural light fills the interior, creating a warm and inviting atmosphere. The lower level is designed with similar functionality, featuring its own walkout to a private backyard patio area. This level includes one bedroom, an additional den or office space, a full bathroom, living room and an eat-in kitchen. The walkout design maximizes light and makes the space ideal for extended family, rental income, or a comfortable in-law suite. One of the standout features of this property is its flexibility. By simply opening the the door of the staircase, the home can be converted into a large single-family residence, creating three/four bedrooms, multiple bathrooms, and generous



living space across two levels. The location enhances its appeal, situated within minutes of schools, shopping, and amenities, 5 mins to hospital, 15 the CBU, while still enjoying the quiet charm of a waterfront setting. With direct water access, you can kayak, boat, or simply enjoy the views year-round. Walking distance to elementary and high school! Don't miss out and book your showing today.

Built in 1986

Essential Information

MLS® #	202522724
Price	\$419,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,100
Acres	0.30
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 6th, 2025

Community Information

Address	155 Leaside Drive
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Coxheath
County	Cape Breton
Province	NS
Postal Code	B1R 1S5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	4
Parking	Detached, Double, Paved
# of Garages	2
Is Waterfront	Yes
Waterfront	Harbour

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Finished

Exterior

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

Additional Information

Days on Market	42
Zoning	RUC

Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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