

\$320,000 - 16 Melrose Avenue, Glace Bay

MLS® #202523744

\$320,000

2 Bedroom, 2.00 Bathroom, 1,564 sqft

Residential on 0.17 Acres

N/A, Glace Bay, NS

Built with the future in mind, this immaculate 2 bedroom, 2 bathroom home is move in ready and available for a quick closing. All doorways are 36" wide, and the light switches and heating controls are at a lower level for accessibility. If more bedrooms are needed, the lower level is partially developed and could house another bedroom (or two) and the plumbing is in the floor for a 3rd bathroom. Sitting on a corner lot this home not only has curb appeal, it offers a paved driveway with room for several vehicles; an attached garage, green space and also a shed for storage. Moving inside from the garage, you come into a porch area with coat closet, storage and laundry. From here you enter the eat-in kitchen with breakfast bar area; all appliances will remain at closing. There is a heat pump in this area that effectively heats and cools the main floor. Along side the kitchen area is a dining area with patio doors that lead to a nice back deck with glass panels. Off the dining area and handy the basement stairs is the 4pce bathroom with an assistance/grab bar that can be removed if not need. At the front of the home you'll find the living room, 2nd bedroom and primary bedroom with ensuite bathroom with walk in shower. The lower level is partially developed with a rec room, a spare bedroom (buyer to confirm egress with insurance), large storage area and walkout. Outside you'll find an attractive covered step at the front, a deck at the back, green space for a garden or whatever you may choose and a



shed for seasonal storage. Contact an agent today to arrange your private viewing.

Essential Information

MLS® #	202523744
Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,564
Acres	0.17
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 24th, 2025

Community Information

Address	16 Melrose Avenue
Area	Cape Breton
District	203-Glace Bay
Sub-District	N/A
City	Glace Bay
County	Cape Breton
Province	NS
Postal Code	B1A 5G2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, 1.5, Paved
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Washer/Dryer, Refrigerator
Heating	Ductless, Radiator

Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

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

School Information

Elementary	St. Anne's Elementary School
Middle	Oceanview Education Centre
High	Glace Bay High School

Additional Information

Days on Market	26
Zoning	UR2

Listing Details

Listing Office	RE/MAX Park Place Inc.
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