

\$422,000 - 9653 East Bay Highway, Irishvale

MLS® #202505238

\$422,000

3 Bedroom, 2.00 Bathroom, 1,184 sqft
Single Family on 2.19 Acres

Irishvale, Irishvale, Nova Scotia

This move-in ready home in Irishvale Cape Breton is ready to welcome a new family. This captivating property perched on a scenic hill just east of the Irish Cove Lookout, offers panoramic views of the Bras d'Or Lake from nearly every room and combines peaceful seclusion with convenient access - just 30 minutes to St. Peter's and 35 minutes to Sydney's shops and services. The landscaped grounds are a showpiece, with mature trees, vibrant flowers, and a paved circular driveway offering smooth access whether you're arriving from Sydney or St. Peter's. Step inside through the newly added indoor porch and be greeted by a spacious open-concept living area, flooded with natural light from large windows that frame the stunning lake vistas. The kitchen is both modern and inviting, featuring sleek appliances and a stylish tiled backsplash. One of the standout features of the home is the three-season SunSpace sunroom - perfect for relaxing and soaking in the beauty year-round - along with a deck adorned with glass railings for uninterrupted views. The primary bedroom includes a luxurious ensuite with double vanities. Two additional bedrooms offer flexibility for guests, a home office, or nursery. A second full bathroom and a separate laundry room complete the main level. The oversized garage accommodates two vehicles and includes space for a workshop or gym. There's even heat in the garage - ideal for year-round use. This is an exceptional location for outdoor



recreation. Winter fun awaits just 20 minutes away at the Ben Eoin Ski Club, while summer brings golfing at The Lakes Golf Club and boating from the Ben Eoin Marina. Enjoy kayaking, beach walks, or birdwatching right from your doorstep, with frequent eagle sightings and direct access to the lake. The home features four heat pumps, a generator with GenerLink, and is offered fully furnished for a seamless move-in experience. Whether youre seeking a full-time residence or a year-round retreat, this home delivers.

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Built in 2017

Essential Information

Listing #	202505238
Price	\$422,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,184
Acres	2.19
Year Built	2017
Type	Single Family
Sub-Type	Freehold
Style	Mini

Community Information

Address	9653 East Bay Highway
Subdivision	Irishvale
City	Irishvale
Province	Nova Scotia
Postal Code	B1J2B3

Amenities

Amenities	Golf Course, Park, Playground, Shopping, Place of Worship, Beach
Features	Sloping
Parking	Detached Garage, Garage, Gravel, Parking Space(s)
# of Garages	2

View Lake view

Interior

Appliances Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Cooling Heat Pump
of Stories 1

Exterior

Exterior Vinyl
Exterior Features Partially landscaped

Listing Details

Listing Office Cape Breton Realty



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