

# **\$389,000 - 31 Lee Murphy Crescent, Williamswood**

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MLS® #202312619

**\$389,000**

3 Bedroom, 1.50 Bathroom, 2,310 sqft

Residential on 0.66 Acres

9-A, Williamswood, NS

Country living 15 minutes from the city!

Williamswood is a fabulous district and is a short drive to Crystal Crescent Beach, Sambro Head and all of Spryfield's amenities. This beautifully treed and private lot is 28,923 sq ft. House offers 3 bedrooms and 1.5 bath with a recently finished basement to use as you wish - family room and a gym room, office or even add on a fourth bedroom. Lots of recent upgrades and how about a wired 20.2x20.6 workshop with a wood stove, siding, asphalt roof and four windows! This could easily be moved and converted into a garage. 2 additional sheds remain on property. There are 2 recently serviced heat pumps, electrical is 200amp with a brand new pony panel added. 2 pc. bath downstairs has been recently added as well as a brand new hot water tank and plumbing has all been updated. Bay window in living room has been changed to new as well with custom blinds. The front veranda and side deck (12x8.5) require painting and a few boards replaced. Mature rhododendron, lilac and a mix of hard and soft wood trees make the front view beautiful while maintaining privacy from the main road. Large pen in backyard beside the workshop for your animals. See documents for additional information.



Built in 1985

## **Essential Information**

MLS® #	202312619
Price	\$389,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,310
Acres	0.66
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 17th, 2023

### Community Information

Address	31 Lee Murphy Crescent
Area	Halifax - Dartmouth
District	9-Harrietsfield, Sambr And Halibut Bay
Sub-District	9-A
City	Williamswood
County	Halifax
Province	NS
Postal Code	B3V 1C3

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Finished, Walk-Out Access

### Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Wooded
Roof	Asphalt

Construction	Wood Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Harrietsfield Elementary School
Middle	Herring Cove Junior High School
High	JL Ilsley High School

### **Additional Information**

Zoning	R-1 - RESIDENTIAL LOW DENSITY
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### **Listing Details**

Listing Office	Sutton Group Professional Realty
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Listing information last updated on October 13th, 2025 at 10:47pm ADT