

# \$439,000 - 97 Sunrise Drive, Westmount

---

MLS® #202318194

**\$439,000**

4 Bedroom, 2.00 Bathroom, 1,750 sqft

Residential on 0.28 Acres

N/A, Westmount, NS

Beautiful Sunrise Drive, an exceptional gem nestled in the serene harbourfront community of Westmount. This property offers an unparalleled opportunity to own a truly unique residence with an ambiance that seamlessly blends tranquility and luxury. A rare find, the garden itself is a masterpiece, boasting meandering stone pathways that lead to a captivating boardwalk overlooking the picturesque waterfront. New front deck allows for outdoor entertaining or simply taking in the majestic view. Take a stroll down Sunrise drive and you will be find the tranquility of the area, simply magical. With the hard work already completed, all that's left for you to do is move in and relish the refined living experience. This sun-drenched abode has undergone an extensive renovation over the past number of years, ensuring that every aspect exudes modern elegance. Step into the heart of the home, where a renovated, sleek kitchen awaits, featuring a cozy peninsula and breakfast nook. Adding to the allure of the home is a versatile dining room that doubles as a sunroom. Family living and hosting gatherings becomes a joy in the extra-large living room that boasts an inviting fireplace, setting the stage for warm conversations and cozy evenings. The original hardwood floors, painstakingly restored to their former glory, grace every corner of the home, adding a touch of timeless elegance. Completing the first floor is a full bath and a bedroom/den that opens onto a private back deck – this area is



ideal for in laws/primary bedroom with ensuite or home office. Ascend the staircase to upper level, revealing three generously sized bedrooms and a new, modern bathroom, perfectly catering to your family's needs. An upstairs patio is again just another added feature. Walking distance to all amenities, schools, 10 mins to hospital or downtown and 15 to CBU...

Built in 1946

### Essential Information

MLS® #	202318194
Price	\$439,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,750
Acres	0.28
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 16th, 2023

### Community Information

Address	97 Sunrise Drive
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Westmount
County	Cape Breton
Province	NS
Postal Code	B1R 1N8

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Parking Spaces(s)

View	Harbour
------	---------

### **Interior**

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Furnace
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Unfinished

### **Exterior**

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

### **School Information**

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

### **Additional Information**

Zoning	RUC
--------	-----

### **Listing Details**

Listing Office	Viewpoint Realty Services Inc. (Sydney)
----------------	---

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 15th, 2025 at 1:02am ADT