

# \$239,000 - 37 Lynnbrook Drive, Westmount

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MLS® #202322353

**\$239,000**

2 Bedroom, 1.50 Bathroom, 1,872 sqft

Residential on 0.18 Acres

N/A, Westmount, NS

A beautiful bungalow in one of the most sought after neighborhoods of the Sydney area. Welcome to 37 Lynnbrook Drive, Westmount. The exterior of the home has been recently painted and primed! Driveway paved in past five years and a new concrete deck on the back of the home most recently. This lovely two bedroom bungalow was originally a three bedroom on the main floor and could easily be returned to the same. Its location is ideal for a young family as it is mere minutes to schools and recreational facilities. Heats very efficiently with electric heat as well as a cozy propane fireplace on the main floor and a pellet stove in the basement. The main floor bathroom has been recently renovated and has cozy heated floors. The kitchen has an adjoining dining area which is open to the living room, which makes a great entertaining space. The basement has been freshly painted, houses a laundry as well as a rec room and bonus with a bathroom. Your décor and flooring will make this basement a wonderful family retreat or extended living space for family and guests! Lots of potential here! Book your private viewing today, this one won't last long!



Built in 1957

## Essential Information

MLS® # 202322353

Price \$239,000

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 2                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,872                   |
| Acres          | 0.18                    |
| Year Built     | 1957                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | November 15th, 2023     |

### Community Information

|              |                    |
|--------------|--------------------|
| Address      | 37 Lynnbrook Drive |
| Area         | Cape Breton        |
| District     | 207-C.B. County    |
| Sub-District | N/A                |
| City         | Westmount          |
| County       | Cape Breton        |
| Province     | NS                 |
| Postal Code  | B1R 1R2            |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Utilities | Electric, Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking   | Detached, Wired, Paved                                                     |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | High Speed Internet                                       |
| Appliances        | Stove, Dishwasher, Dryer - Electric, Washer, Refrigerator |
| Heating           | Baseboard, Fireplace(s), Stove                            |
| Fireplace         | Yes                                                       |
| Has Basement      | Yes                                                       |
| Basement          | Finished                                                  |

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Under 0.5 Acres, Landscaped |
| Roof            | Asphalt                     |

|              |                    |
|--------------|--------------------|
| Construction | Concrete           |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                                            |
|------------|--------------------------------------------|
| Elementary | Westmount Elementary School                |
| Middle     | Malcolm Munroe Memorial Junior High School |
| High       | Riverview High School                      |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | UR2 |
|--------|-----|

### **Listing Details**

|                |                                          |
|----------------|------------------------------------------|
| Listing Office | Royal Lepage Anchor Realty(North Sydney) |
|----------------|------------------------------------------|

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Listing information last updated on October 21st, 2025 at 6:32pm ADT