

\$449,000 - 9 Orcadian Court, Westphal

MLS® #202404310

\$449,000

4 Bedroom, 1.50 Bathroom, 1,953 sqft
Residential on 0.17 Acres

15-B, Westphal, NS



Set your sights on 9 Orcadian Court! This fantastic split entry home is perfect for buyers seeking comfort, style, and a family-friendly environment. With 4 bedrooms total (3 upstairs and 1 downstairs), there’s ample room for family, guests, and a home office. The living areas have lots of natural light owing to their southern exposure, and there are vinyl windows throughout. You’ll love the ease of heating with the fully ducted heat pump and a central Selkirk wood stove. Recent updates include: new kitchen counters and cabinet hardware (2024), new flooring in upstairs living areas and hallway (2024), water heater (2022), and roof shingles including sheathing (2018). The property boasts a generous lot, with plenty of space for social gatherings and for kids to play and double paved parking is also included. Bonus--this home is on a cul-de-sac! Don’t forget that Cole Harbour Place is just around the corner and there are grocery and other shopping options on nearby Main Street at Forest Hills. Be sure to book a viewing to see this sweet home today!

Built in 1981

Essential Information

MLS® #	202404310
Price	\$449,000
Bedrooms	4
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	1,953
Acres	0.17
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 29th, 2024

Community Information

Address	9 Orcadian Court
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-B
City	Westphal
County	Halifax
Province	NS
Postal Code	B2W 4X6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Paved

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace, Heat Pump
Stories	Split Entry
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Joseph Giles Elementary School
Middle	Graham Creighton Junior High School
High	Auburn Drive High School

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Sutton Group Professional Realty
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Listing information last updated on October 22nd, 2025 at 12:18am ADT