

# \$299,900 - 45 Monteith Avenue, Westmount

MLS® #202407095

## \$299,900

3 Bedroom, 1.00 Bathroom, 1,003 sqft  
Residential on 0.10 Acres

N/A, Westmount, NS

Discover the perfect blend of comfort and convenience at 45 Monteith Avenue, nestled in the family-friendly neighborhood of Westmount. This beautifully renovated home welcomes you with its airy, open layout, adorned with tasteful finishes and abundant natural light. Embrace outdoor living with easy access to Petersfield Park, the Coast Guard College, and Sydney Harbour, just moments away. From the front deck, admire the breathtaking views of the harbor and passing cruise ships. Step onto the new rear deck and enjoy the serenity of your own private garden retreat. With its new garage, concrete driveway, and updated features including a heat pump and air exchanger, this home offers both style and functionality. Move-in ready and meticulously maintained, this is an opportunity not to be missed. Make 45 Monteith Avenue your new address and start living the life you deserve!



Built in 1954

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202407095 |
| Price          | \$299,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,003     |
| Acres          | 0.10      |

|            |                         |
|------------|-------------------------|
| Year Built | 1954                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Status     | Closed                  |
| Date Sold  | June 27th, 2024         |

### Community Information

|              |                             |
|--------------|-----------------------------|
| Address      | 45 Monteith Avenue          |
| Area         | Cape Breton                 |
| District     | 202-Sydney River / Coxheath |
| Sub-District | N/A                         |
| City         | Westmount                   |
| County       | Cape Breton                 |
| Province     | NS                          |
| Postal Code  | B1R 1K5                     |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electric, Cable Connected, Electricity Connected |
| Parking Spaces | 1  |
| Parking        | Detached, Single, Wired, Concrete                |
| # of Garages   | 1  |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | High Speed Internet           |
| Heating           | Forced Air, Furnace, Ductless |
| Cooling           | Ductless                      |
| Fireplace         | Yes                           |
| Fireplaces        | Fireplace(s)                  |
| # of Stories      | 2                             |
| Stories           | 2 Storey                      |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Under 0.5 Acres, Landscaped |
| Roof            | Asphalt                     |
| Construction    | Vinyl Siding                |
| Foundation      | Block                       |

### School Information

|            |  |
|------------|--|
| Elementary | Robin Foote Elementary School              |
| Middle     | Malcolm Munroe Memorial Junior High School |
| High       | Riverview High School                      |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | RUC |
|--------|-----|

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Park Place Inc. |
|----------------|------------------------|

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Listing information last updated on October 15th, 2025 at 1:17am ADT