

# \$159,900 - 265 Murphy Road, Westmount

MLS® #202412346

**\$159,900**

1 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 0.36 Acres

N/A, Westmount, NS

Welcome to your future home in the heart of beautiful Westmount! This charming one-bedroom residence is nestled in a perfect area offering both tranquility and convenience. The main level has a spacious living room perfect for relaxation or entertaining, a kitchen, and a dining room with patio doors that open to a lovely back deck—ideal for morning coffee or summer BBQs. Completing the main floor is a bright and airy bathroom. The basement presents a fantastic opportunity for customization and expansion, featuring two partially framed rooms awaiting your finishing touches. Please note that the windows in these rooms need to be checked for egress compliance. Additionally, the basement includes a large open area, providing a blank canvas for a family room, home gym, or any other space to fit your needs. Outside, you’ll find a generous backyard perfect for gardening, play, or simply enjoying the outdoors. This home is brimming with potential and eagerly awaiting new owners to unlock its full promise. Don’t miss out on making this gem your own in the picturesque Cape Breton! House is being sold "as is, where is"



Built in 1961

## Essential Information

MLS® #	202412346
Price	\$159,900

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.36
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 25th, 2024

### Community Information

Address	265 Murphy Road
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Westmount
County	Cape Breton
Province	NS
Postal Code	B1S 1G6

### Amenities

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

### Interior

Interior Features	High Speed Internet
Heating	Forced Air, Furnace
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Foundation	Concrete Perimeter

### Additional Information

Zoning	UR2
--------	-----

**Listing Details**

Listing Office                RE/MAX Park Place Inc.

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 14th, 2025 at 6:02pm ADT