

# \$524,900 - 82 Madeira Crescent, Westphal

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MLS® #202413643

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,921 sqft

Residential on 0.14 Acres

15-B, Westphal, NS

PRE-INSPECTED! Settle your family in before the next School year! This home is ready for immediate possession, featuring 3 bedrooms & 3 bathrooms and a great, fenced backyard in a family friendly neighbourhood. Living room features hardwood flooring, the expansive kitchen has a dining nook large enough for a table & hutch. Main level & primary bedroom have been freshly painted, house has been professional cleaned and carpets cleaned. Large family room in the basement, perfect for playroom or family tv time. Laundry is conveniently located in the upstairs bathroom. The bright, white kitchen has plenty of cupboards and even has a dust catcher, making clean up a breeze. Some updates include: new sink in utility room, air exchanger (2023), roof re-shingled (2024), dishwasher (2022), driveway has been recently sealed and outside of house has been pressure washed. Heat pumps installed on each level in 2023 providing economical heating and cooling during the summer months. New owners can simply move in and enjoy! Close to all amenities and a short commute to Shearwater, Downtown Dartmouth, Halifax and Dartmouth Crossing.



Built in 2002

## Essential Information

MLS® #                      202413643

Price                         \$524,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,921
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 1st, 2024

### Community Information

Address	82 Madeira Crescent
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-B
City	Westphal
County	Halifax
Province	NS
Postal Code	B2W 6G8

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

### Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Central Vacuum
Heating	Baseboard, Ductless, Hot Water, Space Heater
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

### Exterior

Lot Description	Under 0.5 Acres, Landscaped
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                    R1

**Listing Details**

Listing Office             Keller Williams Select Realty

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