

\$289,000 - 171 Braemar Drive, Westmount

MLS® #202427207

\$289,000

4 Bedroom, 2.50 Bathroom, 2,248 sqft

Residential on 0.26 Acres

N/A, Westmount, NS

Welcome to this charming bungalow in the sought-after Westmount subdivision. This well-maintained home is situated on a large lot with a circular driveway and carport, making a welcoming first impression. The private backyard features a new deck and a storage shed, ideal for outdoor activities and storage needs. Inside, a functional layout offers comfort and convenience. Enter through the mudroom, which opens into a bright living room with abundant natural light. Adjacent to the living room is a dining nook with patio doors that provide easy access to the backyard. The galley kitchen connects to the side entrance and basement stairs, ensuring efficient flow throughout the home. A formal dining room off the kitchen offers flexibility—it could easily be converted back into a bedroom to suit your needs. Down the hall are two evenly sized bedrooms and the main bathroom, providing a balanced and practical layout. The primary bedroom, located at the end of the hallway, features a private two-piece ensuite for added convenience. The finished basement expands the living space with an open recreation room, perfect for entertaining or relaxation. A full bathroom, an additional bedroom, and a workshop with exterior access complete this level, along with a dedicated laundry area in the furnace/storage room. 171 Braemar Drive blends functionality with potential, offering a comfortable home in a desirable location. With its thoughtful layout and well-cared-for



condition, itâ€™s ready for you to make it your own.

Built in 1973

Essential Information

MLS® #	202427207
Price	\$289,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,248
Acres	0.26
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 27th, 2025

Community Information

Address	171 Braemar Drive
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Westmount
County	Cape Breton
Province	NS
Postal Code	B1R 1W1

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Carport, Circular Driveway, Paved

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard

Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Partially Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Foundation	Concrete Perimeter

Additional Information

Zoning	RUC
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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