

# \$475,000 - 225 Birchview Crescent, New Glasgow

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MLS® #202503606

**\$475,000**

5 Bedroom, 3.00 Bathroom, 2,655 sqft

Residential on 0.22 Acres

#10, New Glasgow, NS

Exceptional Living at 225 Birchview Crescent. Nestled on a quiet crescent in one of New Glasgow's most desirable neighborhoods, this beautifully updated home offers breathtaking southwest-facing views and an abundance of natural light. Step inside to a bright and airy open-concept main level with impressive 9' ceilings. The spacious living and dining areas flow seamlessly into a modern kitchen, complete with sleek slate GE Profile appliances, a gas range, generous cabinetry with a built-in wine rack, under cabinet lighting and a center island with seating—perfect for entertaining. The luxurious primary suite is a serene retreat, featuring a king-sized bedroom, a spa-like ensuite with double sinks, a jetted tub, a separate shower, and a walk-in closet. Two additional spacious bedrooms and a full bathroom complete the main level. The fully finished lower level offers incredible flexibility, making it ideal for extended family, guests, or an in-law suite. With its own private entrance, this space includes two large bedrooms, a full bathroom, a laundry room, and a wet bar with a fridge. The expansive family room provides ample space for relaxation, entertainment, and play. Outside, unwind on the new deck (2023) and enjoy the fenced backyard perfect for kids, pets, and outdoor gatherings. Additional highlights include a storage shed and a heated oversized garage with power and plenty of room for a dedicated workspace. A new roof (2023) ensures peace of mind for years to come. Located just minutes from schools,



parks, shopping, and Aberdeen Hospital, this home offers the perfect blend of elegance, comfort, and convenience. With a friendly community atmosphere and easy access to all amenities, this is the perfect place to call home. Don't miss this opportunity! Schedule your private viewing today.

Built in 2007

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202503606               |
| Price          | \$475,000               |
| Bedrooms       | 5                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,655                   |
| Acres          | 0.22                    |
| Year Built     | 2007                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | March 17th, 2025        |

**Community Information**

|              |                             |
|--------------|-----------------------------|
| Address      | 225 Birchview Crescent      |
| Area         | Northern Region             |
| District     | 106-New Glasgow, Stellarton |
| Sub-District | #10                         |
| City         | New Glasgow                 |
| County       | Pictou                      |
| Province     | NS                          |
| Postal Code  | B2H 5T6                     |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | Detached, Single, Heated Garage, Paved                            |
| # of Garages   | 1                                                                 |

**Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | High Speed Internet                                              |
| Appliances        | Range, Dishwasher, Dryer - Electric, Washer, Refrigerator, Other |
| Heating           | Baseboard, Electric, Heat Pump                                   |
| Cooling           | Ducted Cooling                                                   |
| Stories           | Split Entry                                                      |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Walk-Out Access                                        |

**Exterior**

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

**Additional Information**

|        |     |
|--------|-----|
| Zoning | n/a |
|--------|-----|

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | One Percent Realty East Inc. |
|----------------|------------------------------|

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Listing information last updated on October 27th, 2025 at 2:47pm ADT