

\$509,900 - 71 Sovereign Crescent, Westphal

MLS® #202506810

\$509,900

3 Bedroom, 1.50 Bathroom, 1,490 sqft

Residential on 0.17 Acres

15-C, Westphal, NS

Welcome to 71 Sovereign Crescent, a beautifully designed split-level home that blends comfort with contemporary amenities. Upon entry, you're welcomed into a spacious living room featuring gleaming hardwood floors and a large bay window that fills the space with natural light. The home is equipped with a ductless heat pump for efficient climate control year-round. The main level boasts stunning vaulted ceilings and a convenient half bath. The chef's kitchen is a standout, featuring stylish grey cabinetry, a functional peninsula, stainless steel appliances, a spacious pantry, and brand-new lighting. Adjacent to the kitchen, the dining area is enhanced by an additional bay window and patio doors leading to the back deck. The fully fenced backyard is perfect for children and pets and includes a wired 18' x 24' utility or hobby shed with endless potential. Downstairs, the lower level offers three well-appointed bedrooms, including a primary suite with a walk-in closet. This level also features a newly renovated main bath, laundry area, and ample storage. Additional highlights include a paved driveway, an extra garden shed, new doorsteps and landing, updated light switches and outlets, rough-ins for a security system and central vacuum, a durable metal roof, new patio doors and front door, and a new hot water tank. Nestled on quiet street just minutes from shopping, recreation, parks, schools, highways, professional services, and 12 Wing Shearwater, this home is a must-see.



Schedule your private viewing today!

Built in 2000

Essential Information

MLS® #	202506810
Price	\$509,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,490
Acres	0.17
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 26th, 2025

Community Information

Address	71 Sovereign Crescent
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-C
City	Westphal
County	Halifax
Province	NS
Postal Code	B2W 6H3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Paved

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless
Stories	Split Entry

Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Metal
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
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Listing Details

Listing Office	Royal LePage Atlantic
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