

\$310,000 - 55 Sunrise Drive, Westmount

MLS® #202509218

\$310,000

4 Bedroom, Bathroom,
Residential Income on 0.10 Acres

N/A, Westmount, NS

Situated just steps away from the Sydney Waterfront, with its breathtaking views; welcome to 55 Sunrise Drive! This incredible multi-unit duplex exudes character and charm and could potentially be the investment opportunity you've been waiting for. The unit located on the main level has been renovated and features a bright open concept kitchen/dining/living area as well as two bedrooms and a four-piece renovated bathroom. The upper level unit has loads of natural light as there are windows throughout the suite. It offers an "eat-in-kitchen", large living room, two bedrooms and a bathroom. This duplex could either serve solely as income property or, alternatively, the owner might choose to occupy one unit while collecting rent from the other. This neighbourhood is ideally suited for families and is located near excellent schools, playgrounds, the Regional Hospital, the new NSCC and all the amenities in the downtown core. This is your opportunity to invest in a growing city!!



Built in 1930

Essential Information

MLS® #	202509218
Price	\$310,000
Bedrooms	4
Acres	0.10
Year Built	1930

Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	May 28th, 2025

Community Information

Address	55 Sunrise Drive
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Westmount
County	Cape Breton
Province	NS
Postal Code	B1R 1N6

Amenities

Parking	Gravel
Waterfront	Access: Harbour

Interior

Appliances	Stove, Refrigerator, Dishwasher, Microwave, Washer, Dryer
Heating	Furnace, Hot Water
Has Basement	Yes
Basement	Full

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Coxheath Elementary School
Middle	Malcolm Munroe Memorial Junior High School
High	River Hebert District High School

Additional Information

Zoning	RUC
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Listing Details

Listing Office

RE/MAX Park Place Inc.

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Listing information last updated on October 15th, 2025 at 4:17am ADT