

# \$468,900 - 253 Salmon River Drive, Westphal

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MLS® #202516166

**\$468,900**

2 Bedroom, 1.00 Bathroom, 1,300 sqft

Residential on 0.25 Acres

15-A, Westphal, NS

Welcome to your new home at 253 Salmon River Drive. This wonderful, very well maintained 1.5 storey home is located on a private, family-friendly area of Westphal. This huge nearly 11,000 square foot lot boasts a wooded landscaped yard, gardens and enough room to build that roomy garage for your vehicles and storage needs. The home has two front and rear decks, with the rear, freshly stained and a pergola overtop a comfy hotub. Inside you will find an inviting living room w/fireplace with a picturesque window allowing for plenty of natural lighting inside, leading into an updated kitchen with subway backsplash tile, updated appliances and a dining room perfect for entertaining family and friends. Also on this level you will see a fully updated bathroom, w/porcelain tile, beautiful vanity and countertop with new shower and a space to freshen up while equipped with large sliding patio doors to the rear deck. Upstairs has two cozy bedroom's w/new Vinyl plank flooring and plenty of closet space and downstairs you will find a large rec room, gym, and enough space to convert the current rec room area into a 3rd bedroom if required. Also, a laundry room w/storage and a walkout and utility with a newer backup furnace alongside your primary ducted heatpump system. Many more updates include, but are not limited to: New vinyl windows (2018) Patio doors (2021) Walkout door (2024) 14 X 10 shed. Roof is in great condition (2011) Book your private viewing with your Realtor®



today!

Built in 1962

**Essential Information**

MLS® #	202516166
Price	\$468,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,300
Acres	0.25
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 7th, 2025

**Community Information**

Address	253 Salmon River Drive
Area	Halifax - Dartmouth
District	15-Forest Hills
Sub-District	15-A
City	Westphal
County	Halifax
Province	NS
Postal Code	B2Z 1M6

**Amenities**

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

**Interior**

Interior Features	High Speed Internet
Heating	Fireplace(s), Furnace, Heat Pump
Fireplace	Yes
# of Stories	1
Stories	One and One Half

Has Basement	Yes
Basement	Finished

### **Exterior**

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

### **School Information**

Elementary	Bell Park Academic Centre
Middle	Graham Creighton Junior High School
High	Auburn Drive High School

### **Additional Information**

Zoning	R-6A
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### **Listing Details**

Listing Office	Exit Realty Metro
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Listing information last updated on October 14th, 2025 at 12:48pm ADT