

# \$324,900 - 9 Bruhm Road, West Northfield

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MLS® #202517032

**\$324,900**

3 Bedroom, 2.00 Bathroom, 1,432 sqft

Residential on 0.49 Acres

B4, West Northfield, NS

When youâ€™ve spent a lifetime making memories, it's hard to let them go. Loved and cherished by generations, this home has been the backdrop for birthday parties, Sunday dinners, and everyday moments that matter most. It has been passed down through the years, with each chapter written by a family member. Now, it's ready for a new storyâ€™yours. Set on a spacious corner lot in a truly unbeatable location, youâ€™re just minutes from town but tucked into a peaceful community where neighbours still wave, lend a hand, and occasionally show up with warm banana bread. Out the door and just to the left is the LaHave River park, which invites you to swim, paddle, or drop a fishing lineâ€™and the Rails to Trails system is perfect for afternoon bike rides, your side-by-side, and nature walks. Inside, youâ€™ll find a flexible layout that suits your needs: currently set up as a 2-bedroom, 1-bathroom home with a separate 1-bedroom, 1-bathroom in-law suite (hello, multi-generational living or potential rental income!). Easily convert it back to a full 3-bed, 2-bath if that suits your vision. Single-level living, heat pumps for year-round comfort, a generous kitchen and living area, and that unbeatable mix of privacy and proximityâ€™itâ€™s all here, waiting for its next family to fall in love. Because this isnâ€™t just a house. Itâ€™s where your next chapter begins.

Built in 1957



## Essential Information

MLS® #	202517032
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,432
Acres	0.49
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 16th, 2025

## Community Information

Address	9 Bruhm Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B4
City	West Northfield
County	Lunenburg
Province	NS
Postal Code	B4V 5E1

## Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel, Parking Spaces(s)

## Interior

Interior Features	High Speed Internet
Appliances	Range, Stove, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

## Exterior

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

### **School Information**

Elementary	West Northfield Elementary School
Middle	New Germany Rural High School
High	New Germany Rural High School

### **Additional Information**

Days on Market	69
Zoning	Resid

### **Listing Details**

Listing Office	EXIT Realty Inter Lake
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