

# \$549,900 - 36 Amberwood Crescent, Westmount

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MLS® #202520996

**\$549,900**

3 Bedroom, 3.50 Bathroom, 2,800 sqft

Residential on 0.21 Acres

N/A, Westmount, NS

Welcome to this spacious three-bedroom, four-bathroom home in the highly desirable Ridgedale Estates. Designed with family living and entertaining in mind, this property offers an abundance of functional and inviting spaces for all occasions. The main level features a welcoming foyer that opens to both a formal living room and a comfortable sunken family room, each highlighted by a propane fireplace for warmth and character. A bright dining room with French doors provides an ideal setting for gatherings, while the modernized kitchen flows seamlessly into the dinette and family room, creating an open-concept layout perfect for everyday living. A convenient laundry area completes the main floor and adds to the practicality of the layout. Upstairs, you'll find three generously sized bedrooms, including a primary suite with its own private ensuite bathroom and ample closet space. An additional full bathroom serves the remaining bedrooms, ensuring comfort and convenience for family or guests. The thoughtful design allows each room to feel open, bright, and functional. The lower level offers even more versatility, with a large recreation room, office space, a fourth bathroom, and a utility/storage area—ideal for work, play, or overnight visitors. Whether you need space for a home office, a gym, or a kids' hangout, the basement adapts easily to your needs. Outdoors, the home impresses with its curb appeal and practical touches. A large covered



veranda welcomes you at the front, while the landscaped yard, rear deck, and double paved driveway enhance both beauty and functionality. The lot offers space for gardening, barbecues, or simply enjoying time outside with family and friends. Recent upgrades provide peace of mind, including a heat pump (2020), roofing shingles (2020), and a stylish, updated kitchen. This well-cared-for property offers a blend of comfort, practicality, and timeless design, making it an excellent choice for families and professionals alike.

Built in 1998

**Essential Information**

MLS® #	202520996
Price	\$549,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,800
Acres	0.21
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 15th, 2025

**Community Information**

Address	36 Amberwood Crescent
Area	Cape Breton
District	201-Sydney
Sub-District	N/A
City	Westmount
County	Cape Breton
Province	NS
Postal Code	B1R 2J8

## Amenities

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

## Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Fireplace(s), Ductless, Hot Water
Fireplace	Yes
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

## Exterior

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

## Additional Information

Days on Market	28
Zoning	RUC

## Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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Listing information last updated on October 14th, 2025 at 5:47pm ADT