

# \$349,000 - 31 Munroe Heights, Westville

---

MLS® #202522862

**\$349,000**

3 Bedroom, 2.50 Bathroom, 1,768 sqft

Residential on 0.15 Acres

#45, Westville, NS

Welcome to this beautiful 3 bedroom, 3 bath home finished on two levels, offering a bright and welcoming layout for modern living. The main floor features a gorgeous open concept living area with laminate flooring, a spacious kitchen with breakfast counter, large dining area and living room. Convenient main floor laundry plus a 2 piece bathroom. The primary bedroom features a 4 piece ensuite bathroom and step in closet. The fully finished lower level provides plenty of additional living space, including a large family room, two comfortable bedrooms, another full bath plus patio doors leading to the back yard. Outside you'll love relaxing on the front covered verandah with vinyl rail system. The property offers ample space for gardening along with a shed for storage.



Built in 2015

## Essential Information

MLS® #	202522862
Price	\$349,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,768
Acres	0.15
Year Built	2015

Type	Residential
Sub-Type	Condominium
Style	Bungalow
Status	Closed
Date Sold	September 25th, 2025

### Community Information

Address	31 Munroe Heights
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#45
City	Westville
County	Pictou
Province	NS
Postal Code	B2H 5C6

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking Spaces	2
Parking	No Garage, Driveway, Double, Gravel

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator, Other
Heating	Baseboard, Electric
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

### Exterior

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

### School Information

Elementary	A.G. Baillie Memorial School
Middle	New Glasgow Academy
High	Northumberland Regional High School

### Additional Information

Days on Market	23
Zoning	Rural
HOA Fees	50
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	Royal LePage Truro Real Estate
----------------	--------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 14th, 2025 at 4:17am ADT