

\$137,500 - 44 Happy Valley Lane, Lower Clyde River

MLS® #202217646

\$137,500

2 Bedroom, 1.00 Bathroom, 624 sqft

Residential on 0.76 Acres

F3, Lower Clyde River, NS

Welcome to cottage country where you can live like you are on vacation year round. This charming 2 bedroom 1 bath cottage has now been winterized and received many renovations to allow for all seasonal living. The land is 3/4 of an acre and surveyed. Plenty of landscaped area for enjoyment whether to hang in the hammock, garden or more. The roof was resingled in 2020, updated wiring and plumbing, new flooring, insulation, pine interior walls/ceiling, and front deck are among some of the other upgrades. There are 2 outbuildings. The larger one is wired with double sliding barn doors and has a woodstove. Ideal workshop and storage. This property doesn't have river front but there are several areas of access within walking distance. Property is located 12 km up the paved road from Hwy 103 where there is a community grocery store. You are central to the other amenities of Barrington and Historic Town of Shelburne. Only 15 minutes to 18 hole River Hills Golf Course that is also on the shores of the Clyde River. Just over 2 hours to Halifax. Properties in this area are highly sought after. It is where the river flows and meets the sea. There is so much to explore right in your own back yard.



Essential Information

MLS® # 202217646

Price \$137,500

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	624
Acres	0.76
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 5th, 2023

Community Information

Address	44 Happy Valley Lane
Area	South Shore
District	407-Shelburne County
Sub-District	F3
City	Lower Clyde River
County	Shelburne
Province	NS
Postal Code	B0W 1R0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	0.5 to 0.99 Acres, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Other, Pillar/Post/Pier

Additional Information

Zoning Res

Listing Details

Listing Office EXIT Realty Inter Lake (Barrington Passage)

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Listing information last updated on November 5th, 2025 at 10:47am AST