

\$119,900 - Lot 21-1 Little Mabou Road, West Mabou

MLS® #202221006

\$119,900

Bedroom, Bathroom,
Land on 3.60 Acres

N/A, West Mabou, NS

This is a wonderful, extra large building lot over three-and-a-half acres in size with stunning views of the Mabou Harbour, mountains, pastures, and rolling hills, and it's ready for your dream home! Located on the west side of the harbour, the property has already been surveyed, cleared, and perc tested. Protective covenants have been put in place to ensure your views remain unobstructed. Power poles are close by and high-speed internet is available. Additional covenants around protecting your privacy and the amazing views have been developed, and deeded access to the private 500-foot road is underway. NS Power has approved the easement for power lines along the private road, and their installation is forthcoming. Everything is in place for you to make the move from merely dreaming to actively building! Mabou is home to the famous Red Shoe Pub, which is just down the road, and the area is just as well-known for its friendly people, bustling music scene, and Celtic culture. Farmers markets, beaches, boating, golfing, hiking, ATV and snowmobile trails, and more are within easy reach. The tranquil environment, laid-back lifestyle, and welcoming atmosphere are unlike anything you'll experience anywhere else! Please Note: HST is above and beyond the purchase price.



Essential Information

MLS® #	202221006
Price	\$119,900
Acres	3.60
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	October 31st, 2022

Community Information

Address	Lot 21-1 Little Mabou Road
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	West Mabou
County	Inverness
Province	NS
Postal Code	B0E 2W0

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected
Parking	None
View	Harbour

Exterior

Lot Description	Partially Cleared, Sloping/Terraced, Wooded, 3 to 9.99 Acres
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Additional Information

Zoning	Rural
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Listing Details

Listing Office	Cape Breton Realty
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Listing information last updated on October 15th, 2025 at 6:17am ADT