

# \$199,000 - 12517 Cabot Trail, St. Joseph du Moine

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MLS® #202222646

**\$199,000**

3 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.90 Acres

N/A, St. Joseph du Moine, NS

This is a tidy year round 3 bedroom bungalow with full concrete foundation. Basement area ready to be completed for recreational use or Media room. Starter home or move walls up for open concept living. Easy to maintain the yard. Beautiful views of the mountain range in front and peek a boo view of the Gulf of Saint Lawrence. Located near the Universite Sainte Anne in St. Joseph du Moine. Grand Etang Coop is 3 kilometers away. Cheticamp 13 kilometers for shopping, golf and other amenities Come have a look!



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202222646               |
| Price          | \$199,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 864                     |
| Acres          | 0.90                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | March 30th, 2023        |

## Community Information

|         |                   |
|---------|-------------------|
| Address | 12517 Cabot Trail |
| Area    | Highland Region   |

|              |                                         |
|--------------|-----------------------------------------|
| District     | 306-Inverness County / Inverness & Area |
| Sub-District | N/A                                     |
| City         | St. Joseph du Moine                     |
| County       | Inverness                               |
| Province     | NS                                      |
| Postal Code  | B0E 3A0                                 |

### **Amenities**

|           |                                                  |
|-----------|--------------------------------------------------|
| Utilities | Electric, Electricity Connected, Phone Connected |
| Parking   | No Garage                                        |
| View      | Bay                                              |

### **Interior**

|                   |                          |
|-------------------|--------------------------|
| Interior Features | High Speed Internet      |
| Heating           | Baseboard                |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### **Exterior**

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Lot Description | 0.5 to 0.99 Acres, Cleared, Landscaped, Sloping/Terraced |
| Roof            | Asphalt                                                  |
| Construction    | Shingle Siding                                           |
| Foundation      | Concrete Perimeter                                       |

### **School Information**

|            |                                                |
|------------|------------------------------------------------|
| Elementary | Cape Breton Highlands Education Centre/Academy |
| Middle     | Cape Breton Highlands Education Centre/Academy |
| High       | Cape Breton Highlands Education Centre/Academy |

### **Additional Information**

|        |       |
|--------|-------|
| Zoning | Rural |
|--------|-------|

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Inverness Properties Ltd. |
|----------------|---------------------------|

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Listing information last updated on November 4th, 2025 at 8:17pm AST