

\$199,900 - 28 Stoddard Lane, Clam Harbour

MLS® #202226845

\$199,900

2 Bedroom, 1.00 Bathroom, 1,650 sqft

Residential on 0.70 Acres

35-C, Clam Harbour, NS

If you aren't afraid of some hard work cleaning up the property, doing some repairs, some upgrades, some haul-a away of debris, then you are in luck! You've found a sweet 2 bed waterfront property that could work for a full time home or exceptional cottage property. All decks are in need of rebuild and the outside of the property is chalked full of pallets and various wood and debris as seen in pictures. Most outbuildings and basement is also full of cut wood. Some outbuildings are falling down so the buyer to verify any usability. Seller will not repair. You can burn most all of the wood in one of the two wood stoves or have a nice Bonfire or two. That all being said, the 2 bed home/cottage has a new metal roof in 2019, and the house was lifted and full foundation/garage added in 2017. This is a private (mostly family) laneway with majority of seasonal cottages, this one being direct waterfront. There most certainly is good bones here so don't be afraid to come take a look, but it will require work. Nice interior with tongue and groove pine throughout. Two wood stoves (one fairly new and one is a wood-cook stove) are the only source of heat. Property being sold as is where is. Seller will not be responsible for any repairs to anything including water or septic if determined something is needed. Again, property being sold strictly as is, where is.

Built in 1978



Essential Information

MLS® #	202226845
Price	\$199,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,650
Acres	0.70
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 18th, 2023

Community Information

Address	28 Stoddard Lane
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-C
City	Clam Harbour
County	Halifax
Province	NS
Postal Code	B0J 2L0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Single, Underground, Wired, Gravel
# of Garages	1
View	Harbour, Ocean
Is Waterfront	Yes
Waterfront	Harbour, Ocean Front, Access: Harbour, Ocean Access

Interior

Appliances	Dishwasher, Dryer, Washer, Freezer, Refrigerator
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove

Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Partial Landscaped, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Oyster Pond Academy
Middle	Oyster Pond Academy
High	Eastern Shore District High School

Additional Information

Zoning	MU
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Listing Details

Listing Office	Exit Realty Metro
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Listing information last updated on October 15th, 2025 at 2:17am ADT