

\$160,000 - Ss River Denys Road, Valley Mills

MLS® #202301089

\$160,000

Bedroom, Bathroom,
Land on 9.20 Acres

N/A, Valley Mills, NS



Cape Breton Island. Imagine your waterfront retreat on this more than 9 acres of land, ready to built on, 435 feet of riverfront parcel where River Denys meets the Bras d`Or Lake [just west of the Crowdis Bridge]. River Denys is a stream in Nova Scotia. The most popular species caught here are Brook trout and Lake trout. You get the advantages of the River + the Bras D'or Lake but the peace, quiet and less wind that Valley Mills has to offer. And just to add, 900 feet long gravel driveway with power poles from road front to the waterfront. Dug well. Septic system for 3 bedrooms, 1 foundation with frost wall and slab (for a house), 1 foundation with frost wall (for garage), firewood, water access for slipping a boat, a nice little spring with sweet water from the hill behind. A possibility for a high-speed internet connection. It is also free of restrictive covenants, so you may use the land how you wish and build whatever you dream! The property is 15 minutes away from Orangedale which has a general store, gas station, and NSLC outlet. It is 25 minutes away from Whycocomagh and 45 minutes from Cabot Cliffs, Baddeck, and Port Hawkesbury. Don't miss out on this unique opportunity.

Essential Information

MLS® #	202301089
Price	\$160,000

Acres	9.20
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	May 1st, 2023

Community Information

Address	Ss River Denys Road
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Valley Mills
County	Inverness
Province	NS
Postal Code	B0E 2Y0

Amenities

Utilities	Electricity Connected, High Speed Internet
Parking	Gravel
View	River
Is Waterfront	Yes
Waterfront	Lake, Access: Boat, Lake Privileges, River Access, Access: Year Round Road, Stream/Pond

Exterior

Lot Description	Partially Cleared, Hardwood Bush, Level, Softwood Bush, Wooded, 3 to 9.99 Acres
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Additional Information

Zoning	R
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Listing Details

Listing Office	Cape Breton Realty
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Listing information last updated on October 25th, 2025 at 3:47pm ADT