

\$310,000 - 306 Black River Road, Grande Anse

MLS® #202301545

\$310,000

5 Bedroom, 2.00 Bathroom, 1,550 sqft

Residential on 3.02 Acres

N/A, Grande Anse, NS

This bungalow-style home, located on a private 3-acre lot in Grand Anse, Cape Breton, is the perfect place for those who love the outdoors. The 11-year-old property features an open-concept layout on the main floor with a kitchen, dining room, living room, and three bedrooms, as well as a full bathroom on each floor. The walk-out basement is constructed with ICF walls for improved insulation and includes two bedrooms, a large rec room with a pellet stove, storage room, mechanical room, and a separate entrance. This property has potential for additional rental income or as an Airbnb, specifically in the basement but some development would be needed to make it ready for renting. Outdoors enthusiasts will love the 20'x20' garage with a wood stove which provides extra space for vehicles, outdoor toys, and equipment. The property is surrounded by privacy-enhancing trees and a freshwater spring, perfect for enjoying nature. It is located a 20-minute drive from Port Hawkesbury, 10 minutes from St. Peter's, and less than 5 minutes from Louisdale, making it well-situated for many. The beautiful Dundee Resort and Golf Course is only a few minutes away, making it perfect for golfers or renting to golfers.



Built in 2012

Essential Information

MLS® #

202301545

Price	\$310,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,550
Acres	3.02
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 27th, 2023

Community Information

Address	306 Black River Road
Area	Highland Region
District	305-Richmond County / St. Peters & Area
Sub-District	N/A
City	Grande Anse
County	Richmond
Province	NS
Postal Code	B0E 1V0

Amenities

Utilities	Electric, Electricity Connected
Parking	Detached, Heated Garage, Gravel, Parking Spaces(s)
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Freezer, Refrigerator
Heating	Baseboard, Stove
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Hardwood Bush, Partial Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding

Foundation Insulated Concrete

School Information

Elementary Felix Marchand Education Centre
Middle Richmond Education Centre/ Academy
High Richmond Education Centre/ Academy

Additional Information

Zoning R

Listing Details

Listing Office Cape Breton Realty

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