

\$129,000 - 1280 East Margaree Road, East Margaree

MLS® #202305362

\$129,000

Bedroom, 1.00 Bathroom, 1,100 sqft
Residential on 6.52 Acres

N/A, East Margaree, NS

Prime location for anyone seeking a cottage property in the Margarees! Whether you are a fisher or a trails enthusiast, this location is perfect. There are two parcels in this listing; one, on which the building sits, is described as being 4.3 acres, and the other, which is bordered by Gallants Brook, is described as being 2.3 acres. It is on this parcel where the crock well is located, which services the hall. The hall itself, was built c. 1974, to be a youth club. In the mid 1980s the Margaree Kinsmen acquired the hall and have used it for functions ever since. As most community halls typically have, there is a full kitchen area, complete with fridge and stove, and a 'bar' area, with another kitchen/handwashing sink. These are located at one end of the hall. At the other end of the hall, and separated by a meeting area, or, an opened area, there are two half bathrooms, ladies/gents. If one added a tub/shower to this building it would be an immediate cottage. Of course, bedroom space would come next, but, that is up to the new owner. As a location, the access to the Lower Barracks Pool is just across Gallants Brook/River, a stone's throw. The Marsh Brook Road, for access to the trails, is about 1km away. The Belle Cote Beach and Margaree Harbour beach, are about 5kms drive. The selling of the Kinsmen hall is another sign of the times whereby volunteers get older, and fewer, and folks are busy and doing other things. When the Kinsmen sell this property, the proceeds are to go back into the community, as per the



Kinsmen mandate states.

Built in 1973

Essential Information

MLS® #	202305362
Price	\$129,000
Bathrooms	1.00
Half Baths	2
Square Footage	1,100
Acres	6.52
Year Built	1973
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Bungalow
Status	Closed
Date Sold	May 2nd, 2023

Community Information

Address	1280 East Margaree Road
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	East Margaree
County	Inverness
Province	NS
Postal Code	B0E 1Y0

Amenities

Utilities	Electric, Electricity Connected
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Heating	Baseboard
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	3 to 9.99 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Perimeter Wall

School Information

Elementary	Cape Breton Highlands Education Centre/Academy
High	Cape Breton Highlands Education Centre/Academy

Additional Information

Zoning	rural
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Listing Details

Listing Office	Inverness Properties Ltd.
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Listing information last updated on October 20th, 2025 at 8:32pm ADT