

# \$429,000 - 49544 Cabot Trail, Goose Cove

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MLS® #202306897

**\$429,000**

5 Bedroom, 2.50 Bathroom, 2,700 sqft

Residential on 1.15 Acres

N/A, Goose Cove, NS

Set on a hilltop overlooking St. Ann's Harbour on the world famous Cabot Trail is this 1.5 storey home featuring a spacious screened in wrap around deck off the main floor and a balcony off the second story. The main floor has a mudroom, kitchen, dining room, living room with wood fireplace, utility room, bedroom and a full bath. Beautiful hardwood flooring thru-out. French doors and sliding patio doors open out from the living room onto the deck. A custom spiral staircase leads to the second floor pine loft, an oasis of natural light and warmth with vaulted ceilings and 5 skylights. From the large family room with beautiful propane fireplace are 2 sets of patio doors leading to a balcony with beautiful views of St. Ann's Harbour. French doors lead you into the master bedroom with vaulted ceilings, air conditioning, and a picture window overlooking nature. A full bath with jetted soaker tub completes the loft. Finished basement has 2 bedrooms, rec room, powder room and laundry. Perfect for a home business, the two storey garage is 44 x 34, with woodstove, 8 arena lights, 2 - 12 foot overhead doors, and a generator wired directly to the house for back-up power. It also has a partially finished 12 x 44 second storey loft with separate entrance. The driveway and large parking area are concrete. Outside is a fully sided 14 x 16 woodshed with hydro and another 8 x 8 storage shed with hydro. Gravity fed well with plenty of water. The property is private, surrounded by trees, has a rock



garden and fire pit. House can be turn-key with everything you need to start your Cape Breton adventure. Five appliances, all window coverings and many furnishings. The Cape Breton Highland National Park is only 1 hour away. Schools, hospital are only 30 minutes away.

Built in 1983

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202306897               |
| Price          | \$429,000               |
| Bedrooms       | 5                       |
| Bathrooms      | 2.50                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,700                   |
| Acres          | 1.15                    |
| Year Built     | 1983                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | August 14th, 2023       |

### Community Information

|              |                               |
|--------------|-------------------------------|
| Address      | 49544 Cabot Trail             |
| Area         | Cape Breton                   |
| District     | 209-Victoria County / Baddeck |
| Sub-District | N/A                           |
| City         | Goose Cove                    |
| County       | Victoria                      |
| Province     | NS                            |
| Postal Code  | B0E 1B0                       |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Utilities | Electric, Propane, Electricity Connected, Phone Connected |
| Parking   | Detached, Wired, Concrete                                 |
| View      | Harbour                                                   |

## Interior

|                   |                     |
|-------------------|---------------------|
| Interior Features | High Speed Internet |
| Appliances        | Water Heater        |
| Heating           | Stove               |
| Fireplace         | Yes                 |
| Fireplaces        | Gas                 |
| # of Stories      | 1                   |
| Stories           | One and One Half    |
| Has Basement      | Yes                 |
| Basement          | Full, Finished      |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Balcony                                                 |
| Lot Description   | 1 to 2.99 Acres, Cleared, Partially Cleared, Landscaped |
| Roof              | Asphalt                                                 |
| Construction      | Vinyl Siding                                            |
| Foundation        | Concrete Perimeter                                      |

## Additional Information

|        |     |
|--------|-----|
| Zoning | RES |
|--------|-----|

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Cape Breton Realty |
|----------------|--------------------|

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Listing information last updated on October 24th, 2025 at 8:47pm ADT