

# \$420,000 - 4261 West Lake Ainslie Road, West Lake Ainslie

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MLS® #202309382

**\$420,000**

2 Bedroom, 1.00 Bathroom, 1,064 sqft  
Residential on 0.67 Acres

N/A, West Lake Ainslie, NS

Introducing 4261 West Lake Ainslie Road - 7 years young, this well appointed lake house offers a life of peace and relaxation. Truly the Canadian dream, this home provides comfortable living inside and out. Sitting on 0.67 acres with 147 feet of frontage on Lake Ainslie, youâ€™ll enjoy the sounds of the babbling brook running through the edge of the property. It will feel like you're on a permanent vacation! Upon entering the home, a porch and laundry area provides space to tuck your coats and boots. Make your way into the kitchen, where beautiful countertops and white cupboards create a warm and inviting atmosphere, while the functioning wood cooktop stove keeps you comfortable in the colder months. The adjacent dining area and sitting room boasts incredible views of Lake Ainslie. Enjoy breathtaking views of the lake from the comfort of your living room, a bright and airy space with a propane fireplace. The views continue from the generous sized primary bedroom, with lots of closet space. The secondary bedroom accommodates guests, while the recently built 12 x 12 (unfinished) bunkie offers the option to complete an additional bedroom, office, or home gym. A 3-piece bathroom completes the home, making it ideal for a young family, or retirees looking to downsize. The home also offers excellent rental potential. The exterior boasts a sizable deck, ideal for relaxing or



entertaining. There is a fenced in area for dogs, complete with a dog run from the back door. Grow your own vegetables in the raised garden beds, and enjoy the many tulips that have been planted around the property. Located 10 minutes from Whycocomagh, and 25 minutes from Inverness, home of Cabot golf courses, all local amenities are close by. Many furnishings are included, making it nearly a turnkey purchase. Whether you're looking for a peaceful retreat or an active lifestyle, this stunning lakefront home is the perfect choice to start living the lakefront life you've always dreamed of!

Built in 2016

### **Essential Information**

MLS® #	202309382
Price	\$420,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,064
Acres	0.67
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 30th, 2023

### **Community Information**

Address	4261 West Lake Ainslie Road
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	West Lake Ainslie
County	Inverness
Province	NS
Postal Code	B0E 3M0

## Amenities

Utilities	Electric, Propane, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges, Stream/Pond

## Interior

Interior Features	High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Fireplace(s), Space Heater, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Propane
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space, Full, Unfinished

## Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Whycocomagh Education Centre
Middle	Whycocomagh Education Centre
High	Dalbrae Academy

## Additional Information

Zoning	Rural
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## Listing Details

Listing Office	Engel & Volkers
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