

\$350,000 - 1998 Little Mabou Road, West Mabou

MLS® #202313007

\$350,000

2 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential on 3.28 Acres

N/A, West Mabou, NS

Welcome to 1998 Little Mabou Road, where year round country living next to a world class beach can be your dream come true! This one level 2 bedroom, 2 bath home is perfect for a family or an income property. Walk out onto your back deck and sip your morning coffee watching the sunshine share its rays with your back yard garden. Bright open concept living area with a walk out to the back deck and a separated kitchen. Large master bedroom with ensuite bath and also enough space for a small office. There is an additional bedroom, storage room and bathroom with a stand up shower. The home is equipped with a 200 amp service, heat pump and baseboard electric heat. There is also a generator with its own outbuilding in the event the power goes out! The home is packed with value as it's being sold with all its new appliances and furniture! This private retreat is tucked down along driveway lined by a natural pond. A great place to skate in the winter! The home sits on over 3 acres and is slightly over 1 kilometer from West Mabou Beach. One of the most beautiful beaches on Cape Breton Island. Also a short drive to the renowned Cabot Links and Cabot Cliffs golf courses. Don't miss out on the chance to take advantage of this opportunity. Call or text for more information or to schedule your private viewing today!



Built in 2009

Essential Information

MLS® #	202313007
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	3.28
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 27th, 2024

Community Information

Address	1998 Little Mabou Road
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	West Mabou
County	Inverness
Province	NS
Postal Code	B0E 2W0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking	No Garage, Gravel, Parking Spaces(s)
Waterfront	Stream/Pond

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Heat Pump
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Barbecue
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Lot Description	3 to 9.99 Acres, Partially Cleared, Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Bayview Education Centre
Middle	Dalbrae Academy
High	Dalbrae Academy

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Keller Williams Select Realty(Sydney,Townsend St.)
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