

\$299,900 - 30 Old Cabot Trail, Grand Etang

MLS® #202314663

\$299,900

2 Bedroom, 1.00 Bathroom, 1,270 sqft

Residential on 0.30 Acres

N/A, Grand Etang, NS

Welcome to 30 Old Cabot Trail, located in the breathtaking Grand-Etang off the famous Cabot Trail. With its stunning views overlooking the picturesque Grand-Etang harbour, this home offers a truly spectacular setting to call your own. Step inside and be greeted by large windows that invite natural light and frame the serene view. The expansive wrap-around deck at the front is perfect for enjoying your morning coffee while being captivated by the harbour and mountain views or watching the fishing boats come back with their daily catch. In the evenings, sip on a glass of wine while taking in the breathtaking sunsets right in front of you. A short walk and you are at the ocean. This updated home features two bedrooms and a bathroom with hidden laundry within. The primary bedroom has a huge walk-in closet. Most of the main floor boasts beautiful hardwood flooring that adds warmth and elegance to the rooms. You'll love the attention to detail with crown molding and wood-stained trim, elevating the overall aesthetic of the space. The second level greets you with a generous bedroom that offers even more stunning views of the harbor. Plus, there's an office or den area at the top of the stairs, providing an ideal space for those who work remotely. Convenience is key, with central vacuum making your cleaning routine a breeze. The home comes complete with newer appliances and even a generator, ensuring your comfort and peace of mind. For your everyday needs, a grocery store conveniently



located across the harbour. Countless amenities are close by such as a hospital, pharmacy, larger grocery store, banks, etc. Imagine endless beach days, exquisite dining experiences, thrilling golfing adventures, and mesmerizing hikes through the nearby National Park. All of this and more, just a short 10-minute drive from your doorstep. Two schools, one in each direction are but 10 minutes away as well. Act now and make this your forever dream home.

Built in 1946

Essential Information

MLS® #	202314663
Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,270
Acres	0.30
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 31st, 2023

Community Information

Address	30 Old Cabot Trail
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Grand Ã%otang
County	Inverness
Province	NS
Postal Code	B0E 1L0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
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Parking	No Garage, Circular Driveway, Gravel, Parking Spaces(s)
View	Harbour, Ocean
Waterfront	Access: Deeded

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Freezer - Stand Up, Refrigerator
Heating	Forced Air, Furnace, Ductless
Cooling	Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Cleared
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Cape Breton Realty (Port Hawkesbury)
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Listing information last updated on October 24th, 2025 at 10:33am ADT