

\$299,900 - 2432 204 Highway, West Leicester

MLS® #202314690

\$299,900

3 Bedroom, 1.00 Bathroom, 1,400 sqft

Residential on 132.00 Acres

N/A, West Leicester, NS

BUNGLAOW,80x100 BARN,84 ACRES! This unique property is located approximately ten minutes from all amenities of Amherst or 15 minutes from Oxford! This one-owner home was constructed back in 1990, and as you can tell from the photos, there are projects remaining for the next owner to finish off. The conventional layout consists of a bright living room, a generous footprint for the kitchen, which is open to the dining room, two guest bedrooms, a full guest bath and a primary bedroom with en-suite bath. The property was previously used as a cattle farm and offers an 80x100 cattle barn with a livestock corridor leading through to the seven-acre pasture where you will also find a 5-acre hayfield. The balance of the land consists of a woodlot with a developed road already in place to the back of the property. There was some commercial thinning done on the property approximately 15 years ago however there is still quite a bit of mature growth currently standing. This is a great opportunity for someone looking to homestead or develop a self-sufficient, sustainable property! Call today!



Built in 1990

Essential Information

MLS® #	202314690
Price	\$299,900
Bedrooms	3

Bathrooms	1.00
Full Baths	1
Square Footage	1,400
Acres	132.00
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 25th, 2023

Community Information

Address	2432 204 Highway
Area	Northern Region
District	102N-North of Hwy 104
Sub-District	N/A
City	West Leicester
County	Cumberland
Province	NS
Postal Code	B4H 3Y1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Other, Circular Driveway, Gravel

Interior

Interior Features	High Speed Internet
Heating	Forced Air, Furnace, Ductless
Cooling	Ductless
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	50 to 100 Acres, Partially Cleared, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Cumberland North Academy
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

Additional Information

Zoning	Low Density Rural
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Listing Details

Listing Office	Royal LePage Cumberland Realty Ltd.
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