

\$1,499,000 - 632 Orangedale Iona Rd, West Alba

MLS® #202314920

\$1,499,000

4 Bedroom, 2.00 Bathroom, 2,324 sqft

Residential on 372.00 Acres

N/A, West Alba, NS

Farm Paradise by the Water! Discover the ultimate waterfront retreat at Gillis Cove Farm, a magnificent property boasting 1.5 miles of pristine waterfront and almost 400 acres of pure serenity. Nestled amidst breathtaking natural beauty, this farm offers a lifestyle unlike any other. Imagine waking up to picturesque vistas every morning, with the shimmering lake stretching as far as the eye can see. With 120 plus acres of lakefront with field, and forest right on the water, this farm provides ample space for all your agricultural dreams to come true. Whether you're envisioning a thriving crop or a charming pasture for your horses, the possibilities are endless. Adding to the allure, the high side of the street features two freshwater lakes exclusively within the property. Dive into the refreshing waters or cast your fishing line for a relaxing day on the lake. Your own private oasis awaits. The centerpiece of this remarkable farm is the house itself, designed to embrace the beauty of its surroundings. Boasting 4 bedrooms and 4 baths, this spacious home offers comfort and tranquility at every turn. Take in the panoramic views from the large sunroom, perfectly positioned to capture the natural light and showcase the water vistas. The main floor family room and formal living room provide ample space for entertaining friends and family. Whether you are a boater, or just love walking the farm fields, swimming or fishing, this is a great retreat. Parking is a breeze with the attached,



heated two-car garage, ensuring your vehicles are protected year-round. Unwind after a long day on the farm in the soothing sauna or challenge friends to a game on the tennis court. Every amenity you desire is within reach. Gillis Cove Farm is more than just a property; it's a lifestyle. Immerse yourself in nature, embrace the waterfront living, and relish in the tranquility that only a farm like this can offer. Experience the magic of Gillis Cove Farm for yourself!

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 202314920 |
| Price | \$1,499,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,324 |
| Acres | 372.00 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Date Sold | October 31st, 2025 |

Community Information

| | |
|--------------|---|
| Address | 632 Orangedale Iona Rd |
| Area | Highland Region |
| District | 306-Inverness County / Inverness & Area |
| Sub-District | N/A |
| City | West Alba |
| County | Inverness |
| Province | NS |
| Postal Code | B0E 3M0 |

Amenities

| | |
|----------------|--|
| Utilities | Electric, Electricity Connected, Phone Connected |
| Parking Spaces | 2 |

| | |
|---------------|--|
| Parking | Attached, Double, Heated Garage, Wired, Gravel |
| # of Garages | 2 |
| View | Harbour, Lake |
| Is Waterfront | Yes |
| Waterfront | Harbour, Lake, Access: Boat, Access: Harbour, Lake Privileges, Ocean Access, Stream/Pond |

Interior

| | |
|-------------------|--|
| Interior Features | Ensuite Bath, High Speed Internet |
| Appliances | Stove, Dishwasher, Dryer, Washer, Freezer, Microwave, Refrigerator |
| Heating | Baseboard |
| Fireplace | Yes |
| Fireplaces | Fireplace(s), Wood Burning |
| # of Stories | 2 |
| Stories | 2 Storey |
| Has Basement | Yes |
| Basement | Full, Partial, Partially Finished |

Exterior

| | |
|-----------------|---|
| Lot Description | Over 100 Acres, Additional Land Available, Partially Cleared, Hardwood Bush, Partial Landscaped, Rolling Slope, Sloping/Terraced, Softwood Bush, Wooded |
| Roof | Asphalt |
| Construction | Wood Siding |
| Foundation | Concrete Perimeter, Slab |

Additional Information

| | |
|----------------|-------|
| Days on Market | 808 |
| Zoning | Rural |

Listing Details

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

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 15th, 2025 at 8:18am ADT