

# \$125,000 - Lots Highway 203, East Kemptville

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MLS® #202315363

**\$125,000**

Bedroom, Bathroom,  
Land on 50.21 Acres

East Kemptville, East Kemptville, NS

This real estate listing in East Kemptville offers a unique opportunity to own two lots with approximately 4500 feet of riverfront and 2000 feet of road frontage on Highway 203. The property features a charming cabin, a wood shed and an old fashioned outhouse, all situated along the picturesque river. Located in the peaceful village of East Kemptville, this property provides a serene and tranquil living experience. With its quiet atmosphere residents can enjoy the natural beauty of the surrounding landscape and the soothing sounds of the nearby river. Despite its peaceful setting, this property is conveniently located just 30 minutes from the town Yarmouth, offering easy access to all amenities and services. Additionally the nearest gas station and convenience store are only a 10 minute drive away, ensuring that residents have convenient access to everyday necessities. Whether you are looking for a weekend getaway or a spot to build a permanent residence, this real estate listing in East Kemptville presents a unique opportunity to embrace a rustic and peaceful lifestyle while still being within close proximity to essential amenities.



## Essential Information

MLS® #	202315363
Price	\$125,000

Acres	50.21
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	June 12th, 2024

### Community Information

Address	Lots Highway 203
Area	Yarmouth
District	Hwy 203 East
Sub-District	East Kemptville
City	East Kemptville
County	Yarmouth
Province	NS
Postal Code	B5A 5P5

### Amenities

Utilities	To Be Verified
Parking	Gravel
View	River
Is Waterfront	Yes
Waterfront	River Front

### Exterior

Lot Description	Partially Cleared, Wooded, 50 to 100 Acres
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### School Information

Elementary	Carleton Consolidated Elementary School
Middle	Maple Grove Education Centre
High	Yarmouth Consolidated Memorial High School

### Additional Information

Zoning	Residential/Resource
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### Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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Listing information last updated on October 14th, 2025 at 12:47am ADT