

\$95,000 - 206 Highway, Grand Lake

MLS® #202316445

\$95,000

Bedroom, Bathroom,
Land on 47.57 Acres

N/A, Grand Lake, NS

Large acreage with fresh water pond connected to Grand Lake in beautiful, natural location on Cape Breton. This over 48 acre property has a magnificent mixed forest stand with large portions of "White Birch" and "Red Maple". The freshwater pond located on the property is connected to Grand Lake. Grand Lake, a beautiful fresh water Lake, is well known by local anglers for excellent trout fishing and its annual fishing derby. The property can be accessed from Highway 206 via Grand Lake Road and Carl Lane. A deeded access (easement) is in place. The property can also be accessed from Highway 206 via an ATV trail located on Crownland. The current owner has already cleared an access road and area for a future building close to the pond. Unfortunately, personal reasons prevented the current owner to move on with his dream. The property is surveyed and "migrated". The purchaser will also assume deeded access to several boat launches in Richmond-, Cape Breton- and Inverness County. Arichat with all shops for daily needs, close by farms selling seasonal fresh vegetables and farm raised meat, Cole Beau-Port French immersion school, a beautiful, small Marina and the well known LeNoir Landing with weekly markets and seasonal concerts by the water is just around the corner. Pondville Beach Provincial Park on the Atlantic Ocean is only a 15 minute drive out. Port Hawkesbury with its extensive infrastructure is about a 25 minute drive.



Don't miss this opportunity.

Essential Information

MLS® #	202316445
Price	\$95,000
Acres	47.57
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	October 10th, 2025

Community Information

Address	206 Highway
Area	Highland Region
District	305-Richmond County / St. Peters & Area
Sub-District	N/A
City	Grand Lake
County	Richmond
Province	NS
Postal Code	B0E 1A0

Amenities

Utilities	Electricity Connected, High Speed Internet, Phone Connected
Parking	Dirt
Waterfront	Stream/Pond

Exterior

Lot Description	Partially Cleared, Hardwood Bush, Softwood Bush, 10 to 49.99 Acres
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Additional Information

Days on Market	795
Zoning	R

Listing Details

Listing Office	EXP Realty of Canada Inc.
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