

\$160,000 - 12902 Cabot Trail, Grand Etang

MLS® #202324740

\$160,000

2 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential on 9.64 Acres

N/A, Grand Etang, NS

Unparalleled Opportunity Awaits at Grand-Etang's Hidden Gem. Look no further for an opportunity like no other! Nestled in the heart of Grand-Etang, along the world-famous Cabot Trail, this oceanview property offers endless possibilities and is perfect for those seeking versatility, financial gain, and the chance to embrace a coveted coastal lifestyle. Imagine living on the main floor while effortlessly renting out the second-level, one-bedroom apartment. Watch your expenses melt away as you benefit from the additional income. It's a no-brainer! Alternatively, choose to transform this home into a haven for your entire family. A third option would be to turn it into either a large vacation home or two smaller vacation rentals, opening up the opportunity for a great investment. Conveniently located near a myriad of exceptional amenities, this property leaves nothing to be desired. Indulge in a round of golf, bask on pristine beaches, and savor culinary delights at nearby restaurants. Explore the wonders of the Cape Breton Highlands National Park, immersing yourself in its natural beauty. Experience the vibrant Acadian villages of Grand-Etang and ChÃ©ticamp, where history and culture intertwine seamlessly. A grocery store and post office are just a short distance away, ensuring convenience is always within reach. And don't forget the fishing wharf, where you can procure the freshest lobster and crab during the fishing season. Sure, it will need



some work but at this price, itâ€™s a steal!
Includes a second "ocean front" parcel of land across the highway. Embrace the coastal lifestyle, unlock financial potential, and create cherished memories in this solid home with its captivating ocean views.

Built in 1925

Essential Information

MLS® #	202324740
Price	\$160,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	9.64
Year Built	1925
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	May 1st, 2024

Community Information

Address	12902 Cabot Trail
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Grand Ã‰tang
County	Inverness
Province	NS
Postal Code	B0E 1L0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Shared
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	1 3/4 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Partial Landscaped
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Cape Breton Realty (Port Hawkesbury)
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