

\$22,900 - 2301 Southside River Denys Road, Valley Mills

MLS® #202324800

\$22,900

Bedroom, Bathroom,
Land on 1.01 Acres

N/A, Valley Mills, NS

Affordable waterfront land on the famous River Denys in Cape Breton. A vibrant location in all seasons, this property is a little treasure, tucked into a private setting offering access to the Bras D'Or Lake UNESCO Biosphere Reserve. A driveway was previously in place, leading to a level and cleared area, with a power pole ready for electricity to be connected. Surrounded by plenty of natural beauty, this is an ideal site, perfect for cottages, cabins, mini homes, tiny homes, RVs, camping, glamping - bring your friends to share the land (and expenses) or keep it all to yourself with a year-round home. Much more than a seasonal retreat, spend your time boating, kayaking, canoeing, fishing, swimming, hiking, gardening and bird watching during the warmer months, while bonfires, snowshoeing and cross-country skiing will keep you busy during the colder season. Conveniently close to local amenities - and a short drive to world-class snowmobiling, golfing, fly fishing, beaches, trails and Celtic delights in Mabou, Inverness, Whycomomagh, Baddeck, Dundee, St. Peter's, Port Hawkesbury and more. Don't miss out on this affordable piece of land to create your very own private riverfront oasis.



Essential Information

MLS® #	202324800
Price	\$22,900

Acres	1.01
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	May 15th, 2024

Community Information

Address	2301 Southside River Denys Road
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Valley Mills
County	Inverness
Province	NS
Postal Code	B0E 2Y0

Amenities

Utilities	To Be Verified
Parking	Other
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Exterior

Lot Description	Cleared, Level, Sloping/Terraced, Wooded, 1 to 2.99 Acres
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School Information

Elementary	Whycocomagh Education Centre
Middle	Whycocomagh Education Centre
High	Dalbrae Academy

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Engel & Volkers
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Listing information last updated on October 25th, 2025 at 3:47pm ADT