

\$114,500 - 8820 Highway 311, Balfron

MLS® #202401662

\$114,500

Bedroom, Bathroom,
Land on 5.20 Acres

N/A, Balfron, NS

Visit REALTOR® website for additional information. Discover your riverside haven with this enchanting 5.2-acre property nestled along the banks of the Waughs River, popular for sea-run trout & Atlantic Salmon during their fall season. With 381 ft of water frontage and a landscape roughly half cleared & half forested, this picturesque setting offers opportunities for fishing, relaxation, and connecting with the natural beauty that surrounds you. Enjoy apple trees, high bush blueberries, and majestic oaks. Equipped with a drilled well, septic system and new power pole, this property is ready for your dream home. Structures on site are all being sold as is and include a garage with concrete floor, shed and gutted mobile home requiring extensive repairs and renovation. A convenient drive to the thriving community of Tatamagouche with all amenities.



Essential Information

MLS® #	202401662
Price	\$114,500
Acres	5.20
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	March 12th, 2025

Community Information

Address	8820 Highway 311
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Balfron
County	Colchester
Province	NS
Postal Code	B0K 1V0

Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Double, Gravel
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Exterior

Lot Description	Partially Cleared, Hardwood Bush, Partial Landscaped, Softwood Bush, Wooded, 3 to 9.99 Acres
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Additional Information

Zoning	N/A
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Listing Details

Listing Office	PG Direct Realty Ltd.
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Listing information last updated on October 11th, 2025 at 11:32pm ADT