\$95,500 - Lot 326 Sherbrooke Road, East River

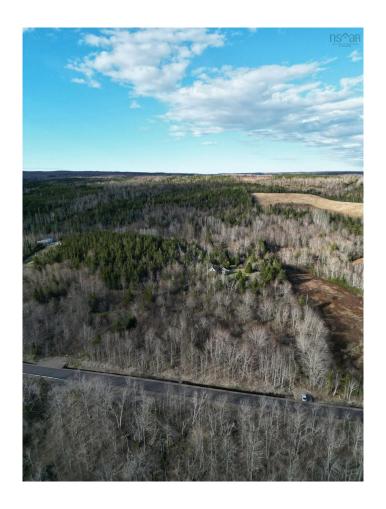
MLS® #202401956

\$95,500

Bedroom, Bathroom, Land on 100.00 Acres

#40, East River, NS

The perfect place to build your forever dream home or cottage. The land is a massive 100 acres consisting of two PID's. 650 ft of river frontage on The East River St. Marys. The lower portion of the land spans 17 acres. The upper portion of the land consists of 83 acres with a picturesque view dreams are made of. The upper portion of the land also houses an original farmhouse in disrepair which previously had a dug well and septic tank in place(being sold as is where is). Access to this remarkable property is made easy with a main road, meticulously maintained throughout the year. Although the driveway is in place, nature has begun to reclaim its space. For nature enthusiasts, this community is renowned for its abundance of blueberry bushes, this land is no exception. Immerse yourself in the joy of harvesting your own blueberries, a delightful perk that adds to the charm of this extraordinary property.



Essential Information

MLS® # 202401956
Price \$95,500
Acres 100.00
Type Land

Sub-Type Unimproved Land

Status Closed

Date Sold June 21st, 2024

Community Information

Address Lot 326 Sherbrooke Road

Area Northern Region

District 108-Rural Pictou County

Sub-District #40

City East River

County Pictou

Province NS

Postal Code B2H 5C8

Amenities

Utilities Electricity Connected

Parking None
View River
Is Waterfront Yes

Waterfront River Front, River Access

Exterior

Lot Description Wooded, 50 to 100 Acres

School Information

Elementary Thorburn Consolidated School

Middle East Pictou Middle School

High North Nova Education Centre

Additional Information

Zoning TBD

Listing Details

Listing Office Royal LePage Atlantic

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Listing information last updated on October 20th, 2025 at 11:17pm ADT