

\$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
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School Information

Elementary	Thorburn Consolidated School
Middle	East Pictou Middle School
High	North Nova Education Centre

Additional Information

Zoning	TBD
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Listing Details

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