

\$139,900 - 638 East Margaree Road, East Margaree

MLS® #202403752

\$139,900

Bedroom, Bathroom,
Land on 0.94 Acres

N/A, East Margaree, NS

Ah, life on the river! This idyllic camp beside the Margaree River two miles upstream from the Harbour is just made for “messing about in boats”™. There is a cozy bunkie / cottage uphill from the riverside. The property is 40,900 sq. ft, or slightly under one acre, with 246 feet of riverfront. At this point the river is still tidal, so besides the seasonal changes the river changes by the hour. This is an ideal place for putting small boats in the water, with a shallow approach and a little beach. The bunkie has a building permit (which was required to get power connected). It does not have running water: there is a porta-potty and a portable sink set-up, but best of all is a Joolca shower (look it up - we had to!) The building is 16 x 12 with insulation in the walls but not (yet) the ceiling. A spacious deck has great views of the river. From here Inverness is 25 minutes south, Cheticamp and the Cape Breton National Park entrance 30 minutes north. In between are any number of gorgeous beaches and trails, places to fish, eat, play golf, hear live music!



Essential Information

MLS® #	202403752
Price	\$139,900
Acres	0.94
Type	Land
Sub-Type	Unimproved Land

Status	Closed
Date Sold	October 4th, 2024

Community Information

Address	638 East Margaree Road
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	East Margaree
County	Inverness
Province	NS
Postal Code	B0E 2B0

Amenities

Utilities	Electricity Connected
Parking	Gravel
Is Waterfront	Yes
Waterfront	River Front

Exterior

Lot Description	0.5 to 0.99 Acres
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Additional Information

Zoning	rural
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Listing Details

Listing Office	Inverness Properties Ltd.
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Listing information last updated on October 20th, 2025 at 8:32pm ADT