

\$79,900 - Lot 2 Highway 3, East River

MLS® #202404817

\$79,900

Bedroom, Bathroom,
Land on 2.36 Acres

A2, East River, NS

With over two acres of land, this lot is a fantastic opportunity for you to build your dream home! MU zoning and covenants for this lot allows for a single or two unit dwelling or modular home. The start of a driveway (approx. 60 feet long) has been cleared for you, along with a nicely cleared opening where you could put your home. A perc test through Berrigan Surveys Limited has been done and approved for a sloping sand system. The property borders crown land to the west giving you plenty of privacy, is relatively flat with no marshy areas, and has beautiful hardwood trees. Deeded away from the bordering private road, there are no road fees associated with this lot. Conveniently located only 30 minutes from Halifax, 10 min from Chester and only minutes to popular beaches such as Queensland, Hubbards and Meisners to name a few. For outdoor enthusiasts there is a marina close by, two golf course, farmers market in Hubbards and lots of trails to explore!



Essential Information

MLS® #	202404817
Price	\$79,900
Acres	2.36
Type	Land
Sub-Type	Unimproved Land
Status	Closed

Date Sold May 24th, 2024

Community Information

Address Lot 2 Highway 3
Area South Shore
District 405-Lunenburg County
Sub-District A2
City East River
County Lunenburg
Province NS
Postal Code B0J 1T0

Amenities

Utilities Cable Connected, Electricity Connected, High Speed Internet, Phone
 Connected, To Be Verified
Parking Other

Exterior

Lot Description Partially Cleared, Wooded, 1 to 2.99 Acres

School Information

Elementary Chester District Elementary School
Middle Chester Area Middle School
High Forest Heights Community School

Additional Information

Zoning MU

Listing Details

Listing Office Nova Coast Realty Inc.

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Listing information last updated on October 20th, 2025 at 10:47pm ADT