

\$589,900 - 4437/4439 West Lake Ainslie Road, West Lake Ainslie

MLS® #202407147

\$589,900

5 Bedroom, 3.00 Bathroom, 3,360 sqft
Residential on 5.79 Acres

N/A, West Lake Ainslie, NS

Are you looking for a waterfront oasis to call your own? If so, then this stunning listing is worth checking out. Located on 5.7 acres in Lake Ainslie, you will find the main house and a guest house/cottage that has tons of rental income potential. This property consists of two separate lots, with different civic addresses, driveways, and septic systems. Although they do share a well, there is an abundant water supply with over 55gpm. The main house sits on 3.56 acres with 217' of water frontage onto the lake. Upon entering the house, you can instantly tell that it has been meticulously maintained and cared for by the original owners, with two full top-to-bottom renovations to keep it up to date. On the main floor, you will find a large primary bedroom with ample closets and an ensuite bathroom, two additional bedrooms, a second full bathroom, and an open concept kitchen, dining room and living room with large windows that look out onto the lake. Downstairs, there is a rec room, a sizeable workshop (19'x27') and two additional rooms that could be used as offices or smaller bedrooms. The basement has high ceilings, is well insulated (10" ICF foundation), and has all the storage space a family could dream of. A couple of hundred feet from the main house, you will find the cottage, which sits on 2.3 acres, with 139' of waterfront access. It features two



good-sized bedrooms and a large living room with a walkout deck that overlooks the lake. With minimal effort, you could turn this into a successful airbnb or rental income property that could subsidize your mortgage. These two properties are the best of both worlds - they offer all the peace and quiet one desires from a lakefront home while also being only 10 minutes away from the Trans Canada Highway and all main amenities. Schedule a viewing today and make your lakeside dreams a reality.

Built in 1975

Essential Information

MLS® #	202407147
Price	\$589,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,360
Acres	5.79
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 27th, 2024

Community Information

Address	4437/4439 West Lake Ainslie Road
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	West Lake Ainslie
County	Inverness
Province	NS
Postal Code	B0E 3M0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Whycocomagh Education Centre
Middle	Whycocomagh Education Centre
High	Dalbrae Academy

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Engel & Volkers
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