

\$36,000 - Lot 165 23 Sesip Noodak Way, Clam Bay

MLS® #202407400

\$36,000

Bedroom, Bathroom,
Land on 4.21 Acres

35-A, Clam Bay, NS

Welcome to your private gated community of Abbecombec Ocean Village on our beautiful Eastern Shore of Nova Scotia. With over 2 miles of white sandy beach, residents enjoy large private lots, hiking and nature trails, tidal estuaries, salt marshes and parks. Located just 40 minutes from Dartmouth, and a short drive to the hospital, groceries, and other essentials. Famous Clam Harbour beach is 5 minutes away. 30 minutes to Porters Lake and just over an hour to Halifax Stanfield International Airport. 45 minutes to both bridges to take you to Halifax. This is an opportunity to build your year-round dream home or vacation oasis in beautiful Clam Bay. ****many lots and various sizes to choose from****
Call us today for more information!



Essential Information

MLS® #	202407400
Price	\$36,000
Acres	4.21
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	August 19th, 2024

Community Information

Address	Lot 165 23 Sesip Noodak Way
Area	Halifax - Dartmouth

District	35-Halifax County East
Sub-District	35-A
City	Clam Bay
County	Halifax
Province	NS
Postal Code	B0J 2L0

Amenities

Utilities	To Be Verified
Parking	None
Waterfront	Ocean Access

Exterior

Lot Description	Hardwood Bush, Not Landscaped, Rolling Slope, Wooded, 3 to 9.99 Acres
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School Information

Elementary	Oyster Pond Academy
High	Eastern Shore District High School

Additional Information

Zoning	mu
HOA Fees	600

Listing Details

Listing Office	Engel & Volkers
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Listing information last updated on October 15th, 2025 at 2:17am ADT