

# \$319,000 - 85 River Bend Lane, Balfron

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MLS® #202407507

**\$319,000**

2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 3.85 Acres

N/A, Balfron, NS

Welcome to 85 River Bend Lane, a charming waterfront property nestled along the Waughas river. Whether you're in search of your forever home or a cozy cottage retreat, this 24 x 36 home offers the best of both worlds. Built on a sturdy slab foundation, this home boasts the advantages of immaculate upkeep. One of the standout features of this property is its energy-efficient insulation, which extends from the insulated slab, walls and ceiling. This ensures that you stay warm and cozy, even during the colder months. Adding to the ambiance is a wood stove, providing a touch of rustic charm to the living space. The property encompasses an impressive 408 linear feet of river frontage, affording you exceptional views and direct access to the tranquil waters. Imagine waking up to the soothing sounds of the river and enjoying breathtaking sunsets from your own backyard. As an added convenience, this home comes fully furnished, making it move-in ready. Simply bring your personal belongings and settle into your new abode. Constructed in 2022, this home offers the allure of modern design and new appliances. The open concept layout creates a seamless flow between rooms, perfect for entertaining guests or spending quality time with family. The surrounding wildlife adds to the natural charm of the area. Keep an eye out for the majestic eagle fishing for salmon in the river. Close to Tatamagouche and all amenities - this location provides an excellent spot for nature



enthusiasts who enjoy activities such as wildlife observation, kayaking, bonfires, ATV trails, fishing and hiking trails. If you're seeking a picturesque and tranquil setting to create lasting memories, look no further than 85 River Bend Lane! Don't miss out on the chance to make this your dream home or idyllic getaway.

Built in 2021

**Essential Information**

MLS® #	202407507
Price	\$319,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	864
Acres	3.85
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 3rd, 2024

**Community Information**

Address	85 River Bend Lane
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Balfron
County	Colchester
Province	NS
Postal Code	B0K 1V0

**Amenities**

Utilities	Electric, Electricity Connected
Parking	No Garage, Gravel
Is Waterfront	Yes
Waterfront	River Front, River Access

## Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator, Other
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Basement	None

## Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Landscaped, Wooded
Roof	Steel
Construction	Vinyl Siding
Foundation	Slab

## School Information

Elementary	Tatamagouche Regional Academy
Middle	Tatamagouche Regional Academy
High	Tatamagouche Regional Academy

## Additional Information

Zoning	Rural
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## Listing Details

Listing Office	Keller Williams Select Realty (Truro)
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Listing information last updated on October 11th, 2025 at 11:32pm ADT