

# \$259,000 - 150 Scotsburn Road, College Grant

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MLS® #202408280

## \$259,000

5 Bedroom, 1.00 Bathroom, 1,760 sqft

Residential on 2.00 Acres

#45, College Grant, NS

If country living, peace, quiet and tranquility is what you are looking for than look no further! Welcome to 150 Scotsburn Rd. where you will find a lovely country home sitting on 2 acres surrounded by matures trees allowing for absolute privacy. On the main floor you will find a spacious eat-in kitchen with exposed beams and modern appliances. The living room has an open ceiling, a top-of-the-line pellet stove to curl up to on those chilly nights. The main bath/laundry room which was completely remodeled with a walk-in shower, tub and a large country sink sitting atop an antique sideboard, beyond and attached to the bathroom is where you will find the laundry room with ample space for sorting and folding as well as plenty of cabinets for storage. The primary bedroom which is very spacious allowing for a king size bed if need be and a good-sized closet. The spacious loft area on the second floor overlooking the downstairs living room could also be used as an office space or even a sitting area for reading/studying, this space also boasts plenty of storage. Although the home has seen most of the upgrades needed such as new roof shingles 3 years ago, upgraded wiring with a pony panel allowing for a generator, it can still use some finishing touches to make it your own. The exterior houses a storage barn with a loft, plenty of perennials, trees, a babbling brook and a nice fenced in area for the kiddos and or the pooches. There is plenty of space for a green house and or a chicken coop for



farm fresh eggs. The groomed  
ATV/snowmobile trails are only 2.5 km away.  
The ocean is a mere 15-minute drive away,  
the beautiful Village of Tatamagouche with all  
it's amenities is a quick 20-minute drive and if  
skiing is your thing Ski Wentworth is only 30  
minutes away. Let's not forget about Jost  
Vinyard being a close 30 minute drive. It  
seems like this property offers a little bit of  
everything for everybody so don't miss out and  
book a viewing today!

**Essential Information**

MLS® #	202408280
Price	\$259,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,760
Acres	2.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 30th, 2024

**Community Information**

Address	150 Scotsburn Road
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#45
City	College Grant
County	Pictou
Province	NS
Postal Code	B0K 1R0

**Amenities**

Utilities	Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Parking Spaces(s)

## Interior

Interior Features	High Speed Internet
Appliances	Oven - Propane, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace, Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Full, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped, Sloping/Terraced, Softwood Bush, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

## Additional Information

Zoning	Rural
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## Listing Details

Listing Office	Sunrise Brokerage & Sales Ltd.
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Listing information last updated on October 13th, 2025 at 8:47pm ADT