

\$319,000 - 3612 West Lake Ainslie Road, West Lake Ainslie

MLS® #202408669

\$319,000

2 Bedroom, 1.00 Bathroom, 780 sqft
Residential on 3.07 Acres

N/A, West Lake Ainslie, NS

For more information, please click the "More Information" button below. 3612 West Lake Ainslie, in the County of Inverness, on Cape Breton Island. This home is set back on a hill, on 3.07 acres, overlooking amazing views of Beautiful Lake Ainslie, the largest natural freshwater lake in Nova Scotia. Privately located, this property also has a deeded right-of-way over and upon the lands situate on the East side of the West Lake Ainslie Road where you can enjoy the lovely waters of the lake. It is a marvelous place to experience all four seasons and is ready for new owners. The home is a great location for a family looking for an escape. It has an open concept kitchen, living-room area, offering plenty of space and natural light. Enjoy watching the sunsets and the lake from the large covered front deck or from inside the home through the 4 large windows in the living room that overlook Lake Ainslie. With two good size bedrooms with plenty of closet space and a full bath, feeling comfort in this home. It has a large deck to enjoy the sunset views and lake. There is also a large garage (16ftx24ft) on the property for your needs as well as a 2 garden sheds. This property offers you both the benefits of being only a short drive to Whycocomagh (15mins) or the town of Inverness (20mins) for your needs. Enjoy the peaceful feeling of being a world away from the hustle and bustle of life. A rare find! Only a



20 minute drive to Cabot Cliffs & Cabot Links Golf courses. More Golf just a short drive away to Dundee, Highland Links (Cabot Trail), Bell Bay (Baddeck) and Cheticamp. Excellent schools in the area like Whycocomagh Education Centre, Dalbrae Academy and Inverness.

Essential Information

MLS® #	202408669
Price	\$319,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	780
Acres	3.07
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	February 27th, 2025

Community Information

Address	3612 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 1N0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Single, Double, Aggregate, Gravel, Multiple Driveways, Parking Spaces(s)

# of Garages	1
View	Lake
Is Waterfront	Yes
Waterfront	Across Road, Lake, Access: Boat, Access: Deeded, Lake Privileges, Access: Restr Wtrfrnt

Interior

Interior Features	High Speed Internet
Appliances	Oven, Microwave, Refrigerator
Heating	Baseboard, Other Heating/Cooling
Cooling	Other Heating/Cooling
Fireplace	Yes
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Balcony
Lot Description	3 to 9.99 Acres, Partially Cleared, Hardwood Bush, Landscaped, Partial Landscaped, Level, Parkland/Golf Course, Rolling Slope, Sloping/Terraced, Softwood Bush, Wooded
Roof	Asphalt, Tar/Gravel
Construction	ICFs (Insulated Concrete Forms), Wood Siding
Foundation	Concrete Perimeter, Perimeter Wall

School Information

Elementary	Whycocomagh Education Centre
Middle	Whycocomagh Education Centre
High	Dalbrae Academy

Additional Information

Zoning	RR1
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Listing Details

Listing Office	Easy List Realty Ltd.
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