\$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 Whycocomagh Education Centre

High Dalbrae Academy

Additional Information

Zoning RR1

Listing Details

Listing Office Easy List Realty Ltd.

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