

# \$75,000 - Lot 9 Loon Lane, Aylesford

MLS® #202409711

**\$75,000**

Bedroom, Bathroom,  
Land on 0.52 Acres

V2, Aylesford, NS

Spectacular Lake View Lot! Located in Aylescott Village, across the road from Aylesford Lake. Lot 9 - Loon Lane has deeded access to a beach and boat launch on Aylesford Lake. Partially cleared, with a circular driveway designed to be able to pull a travel trailer up the hill and into position. Lot would be ideal for someone with a tent trailer, motorhome or camper looking for a nice more permanent spot. Drive in ready for the summer. Located between civic #'s 115 and 133 Loon Lane. It is a short 200 metre stroll to the private beach used by the Road Owners Association members and private members only boat launch nearby. The subject property is considered an existing undersized lot and may be used for a purpose permitted in the zone provided approval for on-site septic can be obtained and the setback requirements and maximum building footprint conditions can be met. With the subject property falling in the Lakeshore Residential (S1) Zone, the minimum required setbacks are 20 feet from all property lines. In addition, the lot size 22,500 square feet enables the property to have a maximum building footprint (combined footprint of all buildings) of 20% a total of 4,500 square feet.



## Essential Information

MLS® #	202409711
Price	\$75,000

Acres	0.52
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	November 1st, 2024

### Community Information

Address	Lot 9 Loon Lane
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Aylesford
County	Kings
Province	NS
Postal Code	B0P 1C0

### Amenities

Utilities	Electricity Connected, Phone Connected, To Be Verified
Parking Spaces	1
Parking	Circular Driveway, Dirt, Single
View	Lake
Waterfront	Lake Privileges

### Exterior

Lot Description	Partially Cleared, Not Landscaped, Sloping/Terraced, Wooded, 0.5 to 0.99 Acres
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### Additional Information

Zoning	S-1
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### Listing Details

Listing Office	Keller Williams Select Realty (Kentville)
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Listing information last updated on October 12th, 2025 at 9:47am ADT