

\$79,500 - Vacant Lot Highway 302, South Athol

MLS® #202410013

\$79,500

Bedroom, Bathroom,
Land on 23.50 Acres

N/A, South Athol, NS

FOR SALE... 23.5 acres of Heaven on the East Coast. Have you ever dreamt of building your dream home on a river in Northern Nova Scotia? This piece of land, located 20 minutes from the Nova Scotia/ New Brunswick border, may be just what you are looking for. The East side has approximately 688 feet of road frontage on the Glooscap Trail, HWY#302 in Cumberland County. The western boundary of the property is the Maccan River, a small tidal river where trout and smelts can be found in season. Beautiful sunsets can be witnessed here in all seasons. On the north side runs a small brook. A perfect Zen area to relax as the water trickles over the pebbles. The south side presents the most beautiful views of the fields and pastures. Perfect for the wildlife enthusiast as you watch deer and other small wildlife roaming this area. The property is cleared with some trees nearby or on borders. There is approximately 14 acres of upland and 9.5 acres of marsh land. Perfect for watching the ducks and geese. As already noted, it is close to the NS/NB border, but also central to Parrsboro, Springhill and Oxford, as approximately 20 minutes will get you to any of those towns. What more could you ask for? Call today!



Essential Information

MLS® #	202410013
Price	\$79,500

Acres	23.50
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	October 24th, 2024

Community Information

Address	Vacant Lot Highway 302
Area	Northern Region
District	102S-South of Hwy 104, Parrsboro and Area
Sub-District	N/A
City	South Athol
County	Cumberland
Province	NS
Postal Code	B0M 1W0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Single
Is Waterfront	Yes
Waterfront	River Front

Exterior

Lot Description	Cleared, Sloping/Terraced, 10 to 49.99 Acres
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Additional Information

Zoning	Res/Farm
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Listing Details

Listing Office	Coldwell Banker Performance Realty
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Listing information last updated on November 5th, 2025 at 12:17pm AST