

\$110,000 - 105 Highway, Boularderie East

MLS® #202410152

\$110,000

Bedroom, Bathroom,
Land on 9.90 Acres

N/A, Boularderie East, NS

Two parcels of land with 337 feet of waterfront on the Bras d'Or Channel. This opportunity to purchase land on the water while also maintaining a separate parcel off of the main highway is one you won't want to miss. The views that can be enjoyed from this property must be seen to be appreciated. Looking through the Channel and over to Kelly's Mountain, there is no area here where you won't see spectacular daily views. The land slopes from the highway/entrance towards the water and has level areas for easy future development. A driveway was considered and an overgrown entrance off of the highway can be found. Separated by HWY 105 and located between highway and MacBelger Crescent is a second parcel of land that you may develop separately or decide to sell for a recoup of some costs. Located only 20 minutes from North Sydney, 30 min to Baddeck and 45 min to Sydney this property is well located with amenities nearby and restaurants only a stones throw away. Walk this property to see the views. Imagine your future home overlooking the water & enjoying the fresh salt air of Cape Breton Island.



Essential Information

MLS® #	202410152
Price	\$110,000
Acres	9.90

Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	May 31st, 2024

Community Information

Address	105 Highway
Area	Cape Breton
District	209-Victoria County / Baddeck
Sub-District	N/A
City	Boularderie East
County	Victoria
Province	NS
Postal Code	B1X 1J3

Amenities

Utilities	To Be Verified
Parking	None
View	Harbour, Lake, Ocean, Other
Is Waterfront	Yes
Waterfront	Waterfront, Harbour, Lake, Ocean Front

Exterior

Lot Description	Sloping/Terraced, Wooded, 3 to 9.99 Acres
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School Information

Elementary	Boularderie Elementary School
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Additional Information

Zoning	N/A (TBC)
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Listing Details

Listing Office	RE/MAX Park Place Inc.
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Listing information last updated on October 15th, 2025 at 6:17am ADT