

\$399,000 - 3668 Highway 209, Advocate Harbour

MLS® #202411137

\$399,000

2 Bedroom, 2.00 Bathroom, 1,768 sqft

Residential on 4.00 Acres

N/A, Advocate Harbour, NS

Located in Advocate overlooking the harbour is this two bedroom bungalow waiting for new owners. The house is move in ready with a number of updates since its 1985 build. The open concept living room kitchen/dining room give the feeling of a much larger home and the quartz countertop and sink add richness to the space. All of the necessities are on the main floor, however the basement has been partially developed to include a second washroom, a rec room and a spare room with sink and counters that has opportunities based on your needs. The paved driveway, garage, generator backup, RV hookup and decks on both the front and back of the home add to the appeal. The home is being sold fully furnished so move in ready is an understatement for this “catch of the day” property. Hop in the hot tub and enjoy the view between Cape D’Or and Cape Chignecto as well as the fishing boats as they enter and leave the harbour. *Water frontage measurement is approximate.



Built in 1976

Essential Information

MLS® #	202411137
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,768
Acres	4.00
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 15th, 2025

Community Information

Address	3668 Highway 209
Area	Northern Region
District	102S-South of Hwy 104, Parrsboro and Area
Sub-District	N/A
City	Advocate Harbour
County	Cumberland
Province	NS
Postal Code	B0M 1A0

Amenities

Utilities	Electric, Electricity Connected
Parking Spaces	1
Parking	Single, Paved
# of Garages	1
View	Bay, Harbour
Is Waterfront	Yes
Waterfront	Harbour, Access: Bay, Access: Harbour

Interior

Interior Features	Central Vacuum
Appliances	Central Vacuum, Electric Range, Dryer, Washer, Freezer - Chest, Microwave, Refrigerator
Heating	Baseboard, Furnace, Ductless
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Barbecue
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Lot Description	3 to 9.99 Acres, Cleared, Landscaped
Roof	Steel
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Advocate District School
High	Advocate District School

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Coldwell Banker Open Door Realty Ltd.
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