

\$90,000 - Highway 217, Waterford

MLS® #202412038

\$90,000

Bedroom, Bathroom,
Land on 6.55 Acres

V4, Waterford, NS

Presenting an opportunity to acquire a piece of land at Lot/Highway 217, Waterford, Digby County, boasting 6.55 acres of pure potential. This south facing waterfront property, overlooking the picturesque St Marys Bay, offers a tranquil sanctuary where seabirds soar against the backdrop of the ever-changing tides. Perfectly oriented, this south-facing plot affords breath-taking views of the red cliffs at Seawall, as it is perched upon a high bluff granting a commanding presence over the surrounding landscape. The land has the benefit of access off Highway 217 via a Deeded Right of Way, ensuring privacy and exclusivity. A particularly unique feature of this property is that the previous owners had installed a small shed complete with a 200amp electrical panel, (it's condition to be verified by buyer) Create your dream retreat – be it a cozy cottage, a permanent home, or even an unconventional yet charming Yurt. Imagine the possibilities this space offers, being only a fifteen-minute drive from the bustling Town of Digby, with its comprehensive amenities, inviting marina, and picturesque boardwalk. Not to mention, you are just twenty minutes away from embarking on thrilling whale watching expeditions – an experience that is sure to enrich your coastal living. Whether you are seeking to develop a private residence or a holiday escape, this land provides a blank canvas on which to realize your vision. Embrace the serenity and the natural beauty of St. Marys Bay.



Essential Information

MLS® #	202412038
Price	\$90,000
Acres	6.55
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	July 24th, 2024

Community Information

Address	Highway 217
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Waterford
County	Digby
Province	NS
Postal Code	B0V 1A0

Amenities

Utilities	None
Parking	Other
View	Bay
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Exterior

Lot Description	Partially Cleared, Wooded, 3 to 9.99 Acres
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School Information

Elementary	Digby Elementary School
Middle	Digby Regional High School
High	Digby Regional High School

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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Listing information last updated on October 25th, 2025 at 2:32am ADT