

\$139,000 - Lots Granton Abercrombie Road, Granton

MLS® #202414076

\$139,000

Bedroom, Bathroom,
Land on 16.00 Acres

#45, Granton, NS

Private lakefront property close to all amenities - just 8 minutes to Pictou in one direction and 10 minutes to New Glasgow in the other. 1600 feet from the highway ramps! Property is comprised of 2 lots. One 12.5 acre lot with an existing driveway on Granton Abercrombie Road and a 3.5 acre waterfront lot across the old rail line. Recoup your investment by subdividing one or both lots - The 12.5 acre parcel has over 600 feet of road front, allowing for multiple lots. The rail line now serves as access to the fish ladder/dam and is open for public non-motorized use (no 4 wheelers permitted). It is a lovely, scenic walking and biking trail that takes you all the way across the inlet. Middle River Lake was once connected to Pictou Harbour but became a freshwater lake when the dam was constructed in the late 60's. The lake is abundant with small mouthed bass and several varieties of trout. Because there are very few residents on this lake, the fish population is healthy and the water is clean. This is the perfect lake for swimming, fishing, boating (motorized boats are permitted), kayaking, or just throwing sticks for the dog while your kids play on their floaties. There's a public boat launch just around the corner at Pump House Road. The front lot was recently partially cleared and has a nice buffer of trees for privacy. The soil is well suited for agriculture. The lakefront lot is mostly treed with a cleared path down to the lake. Build your dream home or hobby farm on the



roadside parcel and enjoy private lake access across the trail! Granton Abercrombie Road is a paved, well maintained road with power poles and high speed internet out front. All amenities such as shopping, hospital, fitness centre, restaurants, live entertainment and farmers markets are just minutes away. The schools in this area are fantastic and the community is welcoming. Be sure to watch the video tour! Note: One of the sellers is licensed to trade in Real Estate in the province of Nova Scotia.

Essential Information

MLS® #	202414076
Price	\$139,000
Acres	16.00
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	September 19th, 2024

Community Information

Address	Lots Granton Abercrombie Road
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#45
City	Granton
County	Pictou
Province	NS
Postal Code	B2H 5C6

Amenities

Utilities	To Be Verified
Parking	Dirt
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Exterior

Lot Description Partially Cleared, Hardwood Bush, Wooded, 10 to 49.99 Acres

Additional Information

Zoning Res

Listing Details

Listing Office Viewpoint Realty Services Inc.

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