

# \$149,900 - Lot 1 West Sable Road, West Middle Sable

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MLS® #202415558

**\$149,900**

Bedroom, Bathroom,  
Land on 20.66 Acres

F2, West Middle Sable, NS

Welcome to your private waterfront oasis! You will have just over 20 acres to explore, and over 1400 feet of frontage along the tidal portion of Sable River. To give you a head start on building your dream home this level lot has a road, power and a well already in place! The water front offers a beach and the perfect place to go boating. Enjoy the tranquility of the Sable River bird sanctuary. The property is a 20 minute drive to the town of Shelburne and 25 to the town of Lockeport. Neighbouring property has an easement to use and share the maintenance of the driveway.



## Essential Information

MLS® #	202415558
Price	\$149,900
Acres	20.66
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	May 16th, 2025

## Community Information

Address	Lot 1 West Sable Road
Area	South Shore
District	407-Shelburne County
Sub-District	F2
City	West Middle Sable
County	Shelburne

Province	NS
Postal Code	B0T 1V0

**Amenities**

Utilities	Electricity Connected
Parking	Other
View	River, Bay
Is Waterfront	Yes
Waterfront	River Front, Ocean Access, River Access

**Exterior**

Lot Description	Partially Cleared, Level, 10 to 49.99 Acres
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**Additional Information**

Zoning	Res
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**Listing Details**

Listing Office	EXIT Realty Inter Lake (Barrington Passage)
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Listing information last updated on October 15th, 2025 at 9:48am ADT