

# \$369,000 - 50 Trout Lake Dr., Grande Anse

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MLS® #202415855

**\$369,000**

2 Bedroom, 1.50 Bathroom, 2,166 sqft

Residential on 2.80 Acres

N/A, Grande Anse, NS

Welcome to your turnkey dream home! This spacious house sits nestled among trees on the shores of a tranquil freshwater lake, offering unparalleled privacy and serene panoramic views. The main floor features an open living concept with expansive windows framing picturesque lake vistas. The bathroom boasts a corner tub and shower, with an additional room prepped for a sauna installation. A centrally located woodstove provides cozy warmth and can easily heat the upper level. Upstairs, two generous bedrooms and an open living area provide ample space for relaxation and enjoyment. The walk-out basement, with two windows and a large patio door, is partially insulated and offers vast potential for further development. Outside, the lake beckons for exploration and kayaking, while nearby ATV trails provide additional recreational opportunities. Despite its secluded feel, essential amenities such as schools and shopping are just minutes away. Located a short drive from St. Peters and Louisdale, this area is renowned for its vibrant community and summer festivities. St. Peters Marina, a hub for sailors and boaters, offers sailing courses on occasion and adds to the area's charm. Whether you're raising a family, retiring, or seeking a retreat for relaxing vacations, this property offers the perfect blend of tranquility, recreation, and convenience—a place where you can truly have it all. New roof in 2019  
New fridge in 2023



Built in 2004

Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202415855               |
| Price          | \$369,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 2,166                   |
| Acres          | 2.80                    |
| Year Built     | 2004                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | September 30th, 2024    |

Community Information

|              |                                         |
|--------------|-----------------------------------------|
| Address      | 50 Trout Lake Dr.                       |
| Area         | Highland Region                         |
| District     | 305-Richmond County / St. Peters & Area |
| Sub-District | N/A                                     |
| City         | Grande Anse                             |
| County       | Richmond                                |
| Province     | NS                                      |
| Postal Code  | B0E 2X0                                 |

Amenities

|               |                                 |
|---------------|---------------------------------|
| Utilities     | Electric, Electricity Connected |
| Parking       | No Garage, Dirt, Gravel         |
| View          | Lake                            |
| Is Waterfront | Yes                             |
| Waterfront    | Lake, Lake Privileges           |

Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | High Speed Internet                                                                            |
| Appliances        | Oven, Electric Oven, Range, Electric Range, Stove, Dishwasher, Washer, Microwave, Refrigerator |

|              |                                   |
|--------------|-----------------------------------|
| Heating      | Baseboard, Stove                  |
| Fireplace    | Yes                               |
| Fireplaces   | Wood Burning Stove                |
| Has Basement | Yes                               |
| Basement     | Full, Unfinished, Walk-Out Access |

## Exterior

|                 |                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------|
| Lot Description | 1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped, Softwood Bush, Wooded |
| Roof            | Asphalt                                                                                      |
| Construction    | Wood Siding                                                                                  |
| Foundation      | Concrete Perimeter, Insulated Concrete                                                       |

## School Information

|            |                                    |
|------------|------------------------------------|
| Elementary | Felix Marchand Education Centre    |
| Middle     | Richmond Education Centre/ Academy |
| High       | Richmond Education Centre/ Academy |

## Additional Information

|        |   |
|--------|---|
| Zoning | R |
|--------|---|

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Cape Breton Realty |
|----------------|--------------------|

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Listing information last updated on October 24th, 2025 at 10:33am ADT