

\$179,000 - 8852 Gabarus Highway, Gabarus

MLS® #202416831

\$179,000

2 Bedroom, 1.00 Bathroom, 1,119 sqft

Residential on 0.81 Acres

N/A, Gabarus, NS

Gabarus is a beautiful fishing village on the Southeast coast of Cape Breton, it stretches to meet the shores of the Atlantic Ocean. With its charming beaches and picturesque 4km Gull Cove Trail. Gabarus offers an ideal retreat for nature enthusiasts. The village has also attracted artists seeking inspiration from its serene landscapes and maritime beauty. Enjoy the smell of fresh ocean air with amazing views! The main floor includes a spacious living room, dining area, den, kitchen, and laundry room (washer/dryer hookup available, W/D not included). Upstairs, there are two generously sized bedrooms, two bunks situated between the bedrooms and bathroom for guests (separate spaces), and a full bathroom. One of the bedrooms will surprise you with a hidden closet door that opens to reveal a cozy reading nook tucked under the pitched roof, offering stunning views. Included with this listing is an expansive 6800 sq ft oceanside lot located just a minute's walk from the house, providing direct access to the beach. Additionally, the property includes a double garage equipped with electricity and heating, along with a bonus craft room. The house features a concrete perimeter wall foundation. Not yet installed, it comes with new toilet and supplies, new back door, new oil tank with a gravity oil stove for the home. The home has basebord electric heat, the oil gravity stove is a second source of heat and is configured to be installed in the Den. The property also benefits from a new well pump



and pressure tank installed in 2021.

Essential Information

MLS® #	202416831
Price	\$179,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,119
Acres	0.81
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 29th, 2024

Community Information

Address	8852 Gabarus Highway
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Gabarus
County	Cape Breton
Province	NS
Postal Code	B1K 3S5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking Spaces	3
Parking	Detached, Double, Wired, Paved, Single
# of Garages	2
View	Harbour, Ocean

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Microwave, Refrigerator
Heating	Baseboard
# of Stories	1

Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	0.5 to 0.99 Acres, Additional Land Available, Partial Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Marion Bridge School
Middle	Malcolm Munroe Memorial Junior High School
High	Riverview High School

Additional Information

Zoning	RU
--------	----

Listing Details

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

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 23rd, 2025 at 9:02am ADT