

\$75,000 - Lot 9 Bald Eagle Drive, Aberdeen

MLS® #202417285

\$75,000

Bedroom, Bathroom,
Land on 1.83 Acres

N/A, Aberdeen, NS

This waterfront lot on Bras d'Or Lake presents a rare and exceptional opportunity for both residential and business ventures. Nestled in a charming, private subdivision just minutes from TCH 105—the main route to the renowned Cabot Trail—this property offers unparalleled access for both travelers and locals. Conveniently located just 8 minutes from Whycomagh, this lot is within easy reach of essential amenities including grocery stores, building supplies, gas stations, and schools. The picturesque harbor town of Baddeck, known for its fine dining, marina, summer attractions, and nearby golf course, is also just a 25-minute drive away. The lot boasts a beautiful mixed forest landscape. A gentle incline leads to a small plateau, offering an ideal location for building a home with breathtaking panoramic views of the lake. The site's location in a protected cove is perfect for installing a wharf or launching watercraft, such as kayaks, and is well-suited for those who enjoy water sports and outdoor activities. With no restrictive covenants, this property offers exceptional flexibility for a variety of uses. In addition to being a perfect spot for a personal residence or retreat, the lot is also ideal for business ventures. Potential opportunities include tourism-related businesses, vacation rentals, or other ventures that can capitalize on the area's natural beauty and proximity to the Cabot Trail. During the summer months, Bras d'Or Lake becomes a hub of activity with sailing, water



sports, and outdoor recreation. The serene environment and vibrant community make it a wonderful location for creating lasting memories and enjoying all that this beautiful region has to offer. Don't miss out on this rare chance to own a piece of waterfront paradise at Bras d'Or Lake. Whether you are looking to build your dream home or start a new business, this lot offers the perfect foundation for your future.

Essential Information

MLS® #	202417285
Price	\$75,000
Acres	1.83
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	May 14th, 2025

Community Information

Address	Lot 9 Bald Eagle Drive
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Aberdeen
County	Inverness
Province	NS
Postal Code	B0E 3M0

Amenities

Utilities	Electricity Connected, High Speed Internet
Parking	None
Is Waterfront	Yes
Waterfront	Lake

Exterior

Lot Description	Hardwood Bush, Softwood Bush, Wooded, 1 to 2.99 Acres
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Additional Information

Zoning	R
HOA Fees	450

Listing Details

Listing Office	Cape Breton Realty
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Listing information last updated on November 2nd, 2025 at 9:32pm AST