

\$269,500 - 12684 Cabot Trail, Grand Etang

MLS® #202418056

\$269,500

4 Bedroom, 2.00 Bathroom, 1,665 sqft

Residential on 17.33 Acres

N/A, Grand Etang, NS

Welcome to 12684 Cabot Trail, Grand-Etang, a delightful older home with timeless charm and abundant potential. Nestled along the world-famous Cabot Trail, this turn-key 4-bedroom, 2-bath residence offers a spacious and inviting living environment. The large kitchen is perfect for cooking and entertaining, while the main-floor primary bedroom features an attached bath with accessibility features, ideal for those seeking one-level living. Convenience is key with a main-floor laundry room, enhancing the ease of everyday life. The property also presents a promising opportunity for rental or Airbnb ventures, given its prime location. Outside, you'll find a recently updated 16 x 16 shed, versatile enough to serve as a workshop, studio, gallery, or even a charming bunkie or tiny home. The expansive 28 x 34 barn adds even more possibilities, whether you envision it as a creative space, storage area, or something entirely unique. With 17.3 acres of land, there's ample room to explore various uses, from additional housing to offering riding lessons or creating your own private retreat.

Built in 1950

Essential Information

MLS® #	202418056
Price	\$269,500
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,665
Acres	17.33
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 14th, 2024

Community Information

Address	12684 Cabot Trail
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Grand Falls
County	Inverness
Province	NS
Postal Code	B0E 1L0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Parking Spaces(s), Paved, Shared

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Washer/Dryer, Refrigerator
Heating	Forced Air, Furnace
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Softwood Bush, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning

Rural

Listing Details

Listing Office

Cape Breton Realty (Port Hawkesbury)

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