

\$185,900 - 2402 Port Latour Road, Upper Port La Tour

MLS® #202418589

\$185,900

2 Bedroom, 1.00 Bathroom, 1,392 sqft

Residential on 4.64 Acres

G2, Upper Port La Tour, NS

Offered at exceptional price ! Very well maintained home in quiet area. Third bedroom doubles as current dining room but easily converted back to offer excellent starter for young family or retirement home. Full walk out basement with den, laundry, workshop area and loads of storage. Hot water oil heat replaced in 2018 with excellent heating costs, all plumbing recently updated including UV system and new jacuzzi jet tub in 2021 and home was completely re-wired in 2019. Special features include ample galley kitchen with all appliances to remain, cozy breakfast nook, spacious living room with fireplace (not currently being used) would require updates for insurance requirements or could house electric or propane for chilly winter evenings. The bedrooms boast hardwood flooring with cork centers other living space carpeted over original hardwood. 10 x 22 wraparound deck, mature pines with paved circular drive, detached 14 x 24 single car, wired garage and mature landscaping. Property contains 4.2 acres surveyed with over 500 ft. on Port LaTour Road. Included in asking price is a 'bonus' lot (offered in 'as is" condition) with just under 10,000 sq/ft of land, 20 x 26 wired building. wood structure with concrete floor, seperate gravel parking and existing septic and well. With some renos would be ideal for vehicle storage, guest house, work shop, small business, fisherman's gear or potential residential rental. This property is with-in 20 minutes drive of numerous white sand



beaches, all shopping and banking, etc. and located in Lobster Fishing Area 33 with just a minutes drive to Seal Point wharf. All viewings require 24 hours.

Essential Information

MLS® #	202418589
Price	\$185,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,392
Acres	4.64
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 3rd, 2024

Community Information

Address	2402 Port Latour Road
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Upper Port La Tour
County	Shelburne
Province	NS
Postal Code	B0W 3N0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Circular Driveway, Paved
# of Garages	1

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Cooktop, Oven, Dishwasher, Dryer, Washer, Freezer - Chest

Heating	Baseboard, Hot Water
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Landscaped, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Block

School Information

Elementary	Forest Ridge Academy
High	Barrington Municipal High School

Additional Information

Zoning	Residential
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Listing Details

Listing Office	East Bay Realty Ltd.
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Listing information last updated on October 28th, 2025 at 6:02am ADT