

# \$194,900 - 48 Marshland Road, Belleisle

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MLS® #202421298

**\$194,900**

Bedroom, Bathroom,  
Land on 1.04 Acres

V3, Belleisle, NS

This property offers a fantastic opportunity to own a developed lot right on the scenic Annapolis River in the charming community of Belleisle. Situated just minutes from Bridgetown and a short drive to Annapolis Royal, this location combines tranquility with proximity to essential amenities. Key features include:

- New Infrastructure:** The lot has been upgraded with a new drilled well and septic system, making it ready for immediate use.
- Convenience:** A driveway with a power connection is already in place, simplifying the setup for any structure or vehicle.
- Riverfront Access:** Enjoy direct river access with a developed riverfront and dock, perfect for boating, canoeing, or kayaking.
- Versatility:** Whether you're planning to build a new home, move your tiny home or mini-home, or park a camper, this lot offers the flexibility to suit your needs.
- Workshop Garage:** A spacious workshop garage with an overhead loft provides secure storage and workspace, along with additional accommodations for family and friends.

This property is ideal for anyone looking to start their next project in a peaceful setting. This lot has been meticulously planned and developed, both on the land and along the water, to offer most any buyer's intended usage. Bring your family and immerse yourself in the serene lifestyle of the Belleisle community



## Essential Information

MLS® #	202421298
Price	\$194,900
Acres	1.04
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	October 10th, 2024

### Community Information

Address	48 Marshland Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Belleisle
County	Annapolis
Province	NS
Postal Code	B0S 1C0

### Amenities

Utilities	Electricity Connected
Parking Spaces	1
Parking	Gravel, Parking Spaces(s), Single
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

### Exterior

Lot Description	Cleared, Partial Landscaped, Level, 1 to 2.99 Acres
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### School Information

Elementary	Bridgetown Regional Elementary School
Middle	Bridgetown Regional High School
High	Bridgetown Regional High School

### Additional Information

Zoning	Low Density Residential (R1) Zone
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### Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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Listing information last updated on October 14th, 2025 at 4:02am ADT