

\$349,900 - 2811 Highway 395, East Lake Ainslie

MLS® #202421747

\$349,900

3 Bedroom, 1.50 Bathroom, 1,320 sqft

Residential on 0.82 Acres

N/A, East Lake Ainslie, NS

Opportunity abounds in this lakefront year round home/cottage with room to expand on the main property and adjoining separate lot. This 3 bedroom, 1.5 bath, partially furnished home boasts a spacious open concept design. The second bath also serves as a main floor laundry. The easy to maintain home has a great kitchen with a view to the lake, and lots of storage. Upgrades in the past year include a new large water heater and softener, an RO water system in the kitchen, new lighting, upgraded 200 amp service, and the home has an automatic-on generator so you will never be without power. The shoreline is accessible for recreation or fishing while an accessible 20' x 24' building with 100 amp and 220V service could serve as a workshop or boathouse. A short distance away is the Trout River Park sandy beach, a perfect place to swim or quiet stroll. Enjoy Lake Ainslie sunsets from the 3 season sunroom or deck. The 4 season addition with surrounding windows offers options as a fabulous main bedroom, studio, office, or whatever your heart desires. The large walk-out basement, which offers limitless potential, boasts a 9 foot ceiling, new lighting, a space for a fruit cellar and is clean and dry. This property is brimming with opportunities, with space for expansion, or to add a guest cabin or trailer on the main level or on the adjoining flat upper lot. It is ideally located for snowmobile or recreational vehicle access to trails. Located 25 minutes from Inverness and the Cabot golf courses and 15 minutes from



Whycocomagh and the Trans Canada Highway, with an easy drive to the mainland, Cabot Trail, and Sydney area. Come on in and make yourself at home!

Built in 1967

Essential Information

MLS® #	202421747
Price	\$349,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,320
Acres	0.82
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 4th, 2024

Community Information

Address	2811 Highway 395
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	East Lake Ainslie
County	Inverness
Province	NS
Postal Code	B0E 3M0

Amenities

Utilities	Electric, Propane, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Access: Boat, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Gas Range, Dryer - Gas, Washer, Microwave, Refrigerator, Water Purifier, Water Softener
Heating	Baseboard, Other Heating/Cooling
Cooling	Other Heating/Cooling
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Pillar/Post/Pier

School Information

Elementary	Inverness Education Centre/ Academy
Middle	Inverness Education Centre/ Academy
High	Inverness Education Centre/ Academy

Additional Information

Zoning	rural
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Listing Details

Listing Office	Engel & Volkers
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