

\$289,000 - 88 Mattatall Branch Road, West Tatamagouche

MLS® #202422029

\$289,000

4 Bedroom, 1.00 Bathroom, 1,630 sqft
Residential on 9.90 Acres

N/A, West Tatamagouche, NS

Looking for a hobby farm? This could be it! An updated home, barn with chicken coop and workshop, electrically fenced paddocks and gardens, situated on 9.9 private acres near fabulous Tatamagouche. The sellers are devastated to leave their dream home after all the work, money and love they have piled into it but some life opportunities require no hesitation. The lucky buyer will find new windows, new propane furnace, new water tank, new wood stove, new electrical panel wired for generator, solar fencing, reclaimed rainwater system, new radon protection system and much more. There are four bedrooms with one currently used as an office, so plenty of flexible space. The main level has open-plan kitchen, living and dining, and in addition a family bathroom and bedroom. The lower level is partially finished with a family room, laundry area, and bedroom with egress. The walk-out basement leads to the barn and paddocks. A great opportunity for self-sufficient living and sustainable living, on or off-grid, with the opportunity to sell your produce at the thriving Farmers Market in Tatamagouche, where you will also find great schools, stores, hospital, and services.



Built in 1991

Essential Information

MLS® #	202422029
Price	\$289,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,630
Acres	9.90
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 8th, 2024

Community Information

Address	88 Mattatall Branch Road
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	West Tatamagouche
County	Colchester
Province	NS
Postal Code	B0K 1V0

Amenities

Utilities	Propane, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Parking Spaces(s)

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Softwood Bush, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Tatamagouche Regional Academy
Middle	Tatamagouche Regional Academy
High	Tatamagouche Regional Academy

Additional Information

Zoning	Rural
--------	-------

Listing Details

Listing Office	Engel & Volkers
----------------	-----------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 15th, 2025 at 9:48am ADT