

\$259,900 - 3134 Shore Road, Margaree Harbour

MLS® #202423025

\$259,900

2 Bedroom, 1.00 Bathroom, 1,400 sqft

Residential on 25.00 Acres

N/A, Margaree Harbour, NS

Are you looking for the perfect place to homestead? Discover the charm of this 25-acre property nestled on Shore Road in Margaree Harbour, just minutes from some of the most beautiful beaches in Cape Breton. This picturesque estate features a 120+ year-old farmhouse that has undergone numerous upgrades, blending historic character with modern conveniences. On the main level, you'll find a welcoming mudroom leading into a spacious kitchen that seamlessly flows into the cozy living room on one side and the dining room and sunroom on the other, warmed by a wood stove. Upstairs, there are two comfortable bedrooms and a bathroom. While the house has been modernized with renovations, including insulation in the walls and attic (except for the sunroom area), it still offers an opportunity for further customization and TLC. The roof is due for replacement, but the home is equipped with a new 200-amp electrical panel, providing the perfect setup for future heat pump installation to enhance energy efficiency. The well is on the property and provides tons of water. The septic was just pumped out in July 2024 and was in perfect working condition. This property was operated as a fully functional small-scale farm business from 2017-2023. The fields and greenhouse were not maintained this growing season. Although the outbuildings are mostly past their prime, the expansive cleared fields are ideal for planting, and a newly built 100-foot greenhouse is included in the sale. Donâ€™t



miss the chance to make this charming
farmstead your own as this one will go quick!
*25 acre property including the house and all
outbuildings to be subdivided before closing*

Built in 1904

Essential Information

MLS® #	202423025
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,400
Acres	25.00
Year Built	1904
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 28th, 2024

Community Information

Address	3134 Shore Road
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Margaree Harbour
County	Inverness
Province	NS
Postal Code	B0E 2B0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	Gravel

Interior

Interior Features	High Speed Internet
Appliances	Electric Oven, Dishwasher, Dryer - Electric, Washer
Heating	Baseboard, Stove

Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	Over 100 Acres, Cleared, Softwood Bush
Roof	Asphalt
Construction	Wood Siding
Foundation	Stone

School Information

Elementary	Cape Breton Highlands Education Centre/Academy
Middle	Cape Breton Highlands Education Centre/Academy
High	Cape Breton Highlands Education Centre/Academy

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Engel & Volkers
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Listing information last updated on November 3rd, 2025 at 10:17pm AST