

\$295,000 - 8243 Cabot Trail, Margaree Forks

MLS® #202423140

\$295,000

5 Bedroom, 1.00 Bathroom, 1,820 sqft

Residential on 0.50 Acres

N/A, Margaree Forks, NS

Welcome to "Butterfly Cottage," a beautifully renovated 5-bedroom, 1-bathroom home nestled in scenic Margaree Valley. Currently thriving as a successful Airbnb, this charming retreat seamlessly blends modern amenities with the serene beauty of Cape Breton's countryside. Ideally located near the famous Margaree River salmon pools, this property offers a peaceful escape and a perfect base for outdoor adventures. The expansive, level backyard features a cozy firepit and stone-paver patio, ideal for gatherings under the stars, while the inviting wrap-around deck invites relaxation with stunning views. Inside, the welcoming foyer with marble porcelain tiles leads to a spacious living room where large patio doors frame breathtaking views of the Margaree River and surrounding mountains, filling the space with natural light. The dining area flows into a fully upgraded kitchen with premium stainless-steel appliances and ample counter space—perfect for family meals or entertaining. The main level also includes a contemporary four-piece bathroom and two sunlit bedrooms at the rear of the home, while a convenient back entrance, complete with a laundry area, provides easy access to the lower level, featuring a cozy den, an additional bedroom, a mudroom with walkout access, and plenty of storage. Upstairs, two more spacious bedrooms offer versatility for family living or accommodating guests. Efficiently heated by a propane furnace, this home promises year-round comfort. Located just a



short drive from the vibrant communities of Inverness and Cheticamp, "Butterfly Cottage" provides easy access to world-class golfing at the Cabot courses, pristine fishing waters, sandy beaches, scenic hiking trails, and winter snowmobiling. Whether you're seeking a tranquil family home or a lucrative investment, this enchanting property invites you to experience the unique beauty and vibrant lifestyle of Cape Breton Island. Discover the magic of "Butterfly Cottage" today.

Built in 1958

Essential Information

MLS® #	202423140
Price	\$295,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,820
Acres	0.50
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 15th, 2025

Community Information

Address	8243 Cabot Trail
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Margaree Forks
County	Inverness
Province	NS
Postal Code	B0E 2A0

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
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Parking View	No Garage, Gravel, Parking Spaces(s), Shared River
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Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Range Hood, Refrigerator
Heating	Forced Air, Furnace
# of Stories	1
Stories	One and One Half, Side Split
Has Basement	Yes
Basement	Partially Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Sloping/Terraced, Tiled
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Perimeter Wall

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on November 3rd, 2025 at 9:18am AST