

# \$349,900 - 1657 Highway 302, Athol

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MLS® #202423849

**\$349,900**

4 Bedroom, 1.00 Bathroom, 1,733 sqft

Residential on 59.50 Acres

N/A, Athol, NS

RIVERFRONT COUNTRY CHARMER ON 59.5 ACRES! This property will not disappoint, with over 2500 square feet of river frontage, four bedroom farm house, double detached garage and potential for an in-law suite or income potential. The property has had many recent updates including 14 new windows, all new electric heat in the main house, upgraded 200amp break-panel, hot-water heater, replaced garage doors, flooring throughout (sanded hardwood floors underneath just need finishing), new submersible pump and line. Inside the main house is a large sunroom, foyer with original front door and banister, living room, dining room with built-in china cabinets, kitchen and mudroom. The second floor has four good sized bedrooms and a four-piece bathroom. Off the side of the main house there is an 440 square foot unfinished in-law suite with separate entrance, open concept kitchen/dining/living room, bedroom and space for a full bathroom. Outside is a double detached garage, garden shed, large yard, pathway to the river and plenty of space for gardens or hobby farm. Be sure to check out the 3D Tour and floor plans for more details. Call to book your viewing today!



## Essential Information

MLS® # 202423849

Price \$349,900

Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,733
Acres	59.50
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 12th, 2024

### Community Information

Address	1657 Highway 302
Area	Northern Region
District	102S-South of Hwy 104, Parrsboro and Area
Sub-District	N/A
City	Athol
County	Cumberland
Province	NS
Postal Code	B0M 1W0

### Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Circular Driveway, Gravel
# of Garages	2
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

### Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Refrigerator
Heating	Baseboard
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Lot Description	50 to 100 Acres, Partially Cleared, Landscaped, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	River Hebert District Elementary School
Middle	River Hebert District High School
High	River Hebert District High School

### **Additional Information**

Zoning	Residential
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### **Listing Details**

Listing Office	Coldwell Banker Performance Realty
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Listing information last updated on October 12th, 2025 at 11:47am ADT