

\$169,000 - River Bend Lane, Balfron

MLS® #202427272

\$169,000

Bedroom, Bathroom,
Land on 7.98 Acres

N/A, Balfron, NS

Wow! When a client comes to you and says, Let's make this spot beautiful for the buyer", and then he totally delivers! Check out this incredible 7.9815-acre lot on the Waughs River, featuring a brand new driveway, breathtaking river views, a newly dug well, and a recently PERC tested site. This is an exceptional opportunity you won't want to miss! Unlock the potential of this beautiful riverfront lot located on Riverbend Lane in the charming Balfron, just minutes from the Village of Tatamagouche. This partially cleared lot offers an incredible 1105 linear feet of water frontage, allowing you to indulge in the serenity of the river right at your doorstep. With power access already available, you can easily bring your dream home or cottage to life. Imagine waking up to picturesque views of the river and enjoying endless recreational activities such as fishing, boating, and kayaking. This lot is situated along the majestic Waughs River, providing a tranquil and peaceful environment for those seeking to escape the hustle and bustle of city life. Whether you're looking to build a year-round residence or a vacation getaway, this riverfront lot has endless potential to fulfill your desires. Don't miss out on this incredible opportunity to own a slice of paradise and create your dream home on this riverfront oasis. ****Key Features:**** - Partially cleared riverfront lot - 1105 linear feet of water frontage - Power access to the lot - Located on Riverbend Lane in Waughs River - Scenic views of the river -



New driveway -New dug Well - PERC Test -
Endless potential for a cottage or home

Essential Information

MLS® #	202427272
Price	\$169,000
Acres	7.98
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	February 17th, 2025

Community Information

Address	River Bend Lane
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Balfron
County	Colchester
Province	NS
Postal Code	B0K 1V0

Amenities

Utilities	To Be Verified
Parking Spaces	1
Parking	Dirt, Gravel, Single
Is Waterfront	Yes
Waterfront	River Front

Exterior

Lot Description	Partially Cleared, Hardwood Bush, Softwood Bush, Wooded, 3 to 9.99 Acres
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School Information

Elementary	Tatamagouche Regional Academy
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Additional Information

Zoning	rural
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Listing Details

Listing Office Keller Williams Select Realty (Truro)

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Listing information last updated on October 11th, 2025 at 11:32pm ADT