

\$489,000 - 2957 Highway 395 East Lake Ainslie, East Lake Ainslie

MLS® #202500642

\$489,000

3 Bedroom, 2.00 Bathroom, 1,600 sqft
Residential on 3.90 Acres

N/A, East Lake Ainslie, NS

Nestled on the hill top of the property, overlooking Lake Ainslie, stands this charming three bedroom, two bath bungalow with nearly four acres of land. The property extends from the road side straight towards the lake with easy access and beach. This is a beautiful part of Lake Ainslie, keeping you twenty minutes in either direction of both Inverness and Whycocomagh/Trans Canada Highway. The home is spacious and features many details to admire, including the large stone fireplace with propane insert. The lake side of the home is wrapped in windows letting in an abundance of natural light, but also allows you to enjoy the view from nearly every room of the house. Also installed in the home are heat pumps, electric baseboards, and pellet stove. The home was built in 1971 and has since undergone a large renovation and extension for living space. The addition of the 'Great Room' was added in 1999. New windows were done in the mid 90's and the metal tile roof was installed in 2010. The flooring throughout is done in hardwood, there is also a walkout for separate entrance to the lower level of the home. In addition to the level, there is a third bedroom, storage and living space. The lake frontage is roughly 550 ft; Without a doubt this is one of the nicest strips of lakefront in the area, with its sandy beach, shallow entry, and tall tree covered shoreline for shade when needed. You can still see where there was



once a wharf as it has large rocks scattered around the once busy wharf. Lake Ainslie is known locally for great fishing, swimming, boating, and kayaking. The lake is quiet and not overly populated, creating a very peaceful setting to enjoy. The sunsets are magical and the neighbours are wonderful. It is a great community to become a part of. Lastly, near the shore of the property is an older cabin that was once used as a cabin. It is a two bedroom cabin with a three piece bath and kitchenette. A little 'TLC' would go a long way.

Built in 1970

Essential Information

MLS® #	202500642
Price	\$489,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,600
Acres	3.90
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 16th, 2025

Community Information

Address	2957 Highway 395 East Lake Ainslie
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	East Lake Ainslie
County	Inverness
Province	NS
Postal Code	B0E 3M0

Amenities

Utilities	Electric, Propane, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Carport, Paved
# of Garages	1
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Oven, Range, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless
Cooling	Ductless
Fireplace	Yes
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped
Roof	Metal
Construction	Masonite/Colour Lock, Stone, Colour Lock
Foundation	Concrete Perimeter

School Information

Elementary	Inverness Education Centre/ Academy
Middle	Inverness Education Centre/ Academy
High	Inverness 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 October 22nd, 2025 at 5:32pm ADT