

\$89,900 - West Side Middle River, West Middle River

MLS® #202501215

\$89,900

Bedroom, Bathroom,
Land on 35.00 Acres

N/A, West Middle River, NS

35 acres of land in Cape Breton featuring a mix of wooded areas and open fields, with plenty of apple trees and views of the rolling hills. The property has road access off West Side Middle River Road, leading to a cleared field that makes it easy to start your development plans, whether for a private retreat, summer getaway, or future farm. A brook runs through the property year-round, potentially offering a reliable water source. With no zoning restrictions or covenants, you have plenty of flexibility. Just minutes from the Cabot Trail, this property provides peace and privacy while still being close to outdoor activities like fishing, snowmobiling, and exploring the Highlands. Grocery stores, cafÃ©s, and other amenities are only 20 minutes away.



Essential Information

MLS® #	202501215
Price	\$89,900
Acres	35.00
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	October 22nd, 2025

Community Information

Address	West Side Middle River
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Area	Cape Breton
District	209-Victoria County / Baddeck
Sub-District	N/A
City	West Middle River
County	Victoria
Province	NS
Postal Code	B0E 1B0

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected
Parking	None
Waterfront	Stream/Pond

Exterior

Lot Description	Level, 10 to 49.99 Acres
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Additional Information

Zoning	Rural
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Listing Details

Listing Office	Engel & Volkers
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Listing information last updated on October 15th, 2025 at 10:02am ADT