

# \$275,000 - 8210 Highway 7, Musquodoboit Harbour

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MLS® #202505965

## \$275,000

2 Bedroom, 1.00 Bathroom, 880 sqft

Residential on 1.00 Acres

35-A, Musquodoboit Harbour, NS

Paradise waiting for your finishing touches. With 350 feet of serene river frontage you can enjoy boating and kayaking from your backyard with easy access to the ocean. The home requires finishing, new electrical is in place, new drilled well, new septic, new roof, new deck, partially new cedared exterior and a new French drain. With MU zoning, this property offers endless possibilities, including business usage, ample parking with valuable main road exposure. Clam Harbour Beach Provincial Park just 15 minutes away, Martinique Beach within 25 minutes, and Dartmouth just a 30-minute drive.



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202505965               |
| Price          | \$275,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 880                     |
| Acres          | 1.00                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | May 1st, 2025           |

## Community Information

Address 8210 Highway 7

|              |                        |
|--------------|------------------------|
| Area         | Halifax - Dartmouth    |
| District     | 35-Halifax County East |
| Sub-District | 35-A                   |
| City         | Musquodoboit Harbour   |
| County       | Halifax                |
| Province     | NS                     |
| Postal Code  | B0J 2L0                |

### **Amenities**

|               |                                                                |
|---------------|----------------------------------------------------------------|
| Utilities     | Cable Connected, Electricity Connected, Phone Connected, Other |
| Parking       | No Garage, Circular Driveway, Gravel                           |
| View          | Harbour, River                                                 |
| Is Waterfront | Yes                                                            |
| Waterfront    | River Front                                                    |

### **Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior Features | High Speed Internet     |
| Heating           | No Heating/Cooling      |
| Cooling           | No Heating/Cooling      |
| # of Stories      | 1                       |
| Stories           | One and One Half        |
| Has Basement      | Yes                     |
| Basement          | Crawl Space, Unfinished |

### **Exterior**

|                 |                          |
|-----------------|--------------------------|
| Lot Description | 1 to 2.99 Acres, Cleared |
| Roof            | Asphalt                  |
| Construction    | Shingle Siding           |
| Foundation      | Stone                    |

### **School Information**

|            |                                    |
|------------|------------------------------------|
| Elementary | Oyster Pond Academy                |
| Middle     | Oyster Pond Academy                |
| High       | Eastern Shore District High School |

### **Additional Information**

|        |    |
|--------|----|
| Zoning | MU |
|--------|----|

### **Listing Details**

Listing Office

Royal LePage Atlantic (Dartmouth)

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Listing information last updated on October 27th, 2025 at 6:32pm ADT