

\$192,895 - Lot 23-9 Angevine Road, Angevine Lake

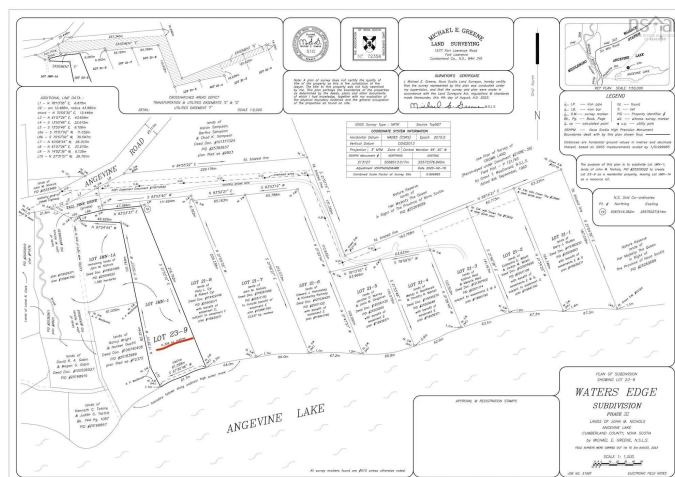
MLS® #202506362

\$192,895

Bedroom, Bathroom,
Land on 2.80 Acres

N/A, Angevine Lake, NS

Now available, 2.8 acre approved building lot # 23-9 in Angevine Lake's "Waters Edge" private subdivision (PID 25516832). Angevine Lake is located off of Highway 307, between Wentworth Centre and Wallace, NS. It's conveniently located only 15 minutes from the ever expanding Ski Wentworth skiing and mountain biking facility, 30 minutes from the warm water beaches of the Northumberland Strait, 50 minutes from Truro, and 80 minutes from Moncton, NB. Angevine Lake itself is an excellent four season 369 acre lake, ideal for boating, swimming, year-round fishing, cross-country skiing, snowmobiling and all other water or ice based activities. Angevine Road, at the entrance to the subdivision, connects to club maintained snowmobile trails, which, during the off months, are also used for ATV'ing, hiking and walking. Lot 23-9 features 202 feet of direct access, south facing water frontage, with a newly constructed engineered driveway and Nova Scotia Power supplied to the future construction site of the lot. From the water's edge north to the end of the supplied driveway and electricity, is 365 feet of mature mixed untouched forest, which would accommodate either a walk-out basement style home, or a single or double story structure built on the level. The lot is approved for a septic system, and water wells recently drilled on other subdivision lots have presented no problems. Septic systems and water wells are the purchaser's responsibility. Standard covenants are in place to protect



your investment, including the requirement of engineered concrete or ICF foundations for the main structure of at least 1,076 square feet (100 square meters). There are NO structure construction timelines for this lot. Angevine Road, from Highway 307 to the entrance of the subdivision, is a NS public road which is maintained year-round by the Province of NS. The DOT snowplow plows to, and turns around at the entrance to lot 23-9's driveway. Visit the REALTOR's website for more information.

Essential Information

MLS® #	202506362
Price	\$192,895
Acres	2.80
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	June 13th, 2025

Community Information

Address	Lot 23-9 Angevine Road
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Angevine Lake
County	Cumberland
Province	NS
Postal Code	B0K 1Y0

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected
Parking Spaces	2
Parking	Double, Gravel
Is Waterfront	Yes
Waterfront	Lake

Exterior

Lot Description Hardwood Bush, Sloping/Terraced, Softwood Bush, Wooded, 3 to 9.99 Acres

Additional Information

Zoning RREC

Listing Details

Listing Office INNOVATIVE REAL ESTATE LTD - A507

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Listing information last updated on October 13th, 2025 at 3:02am ADT