

# \$214,900 - 71 Gil Sutherland Road, Balmoral Mills

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MLS® #202507051

**\$214,900**

2 Bedroom, 2.00 Bathroom, 424 sqft

Residential on 15.54 Acres

N/A, Balmoral Mills, NS

Escape to Your Own Private Paradise!  
Here's an incredible opportunity to own 15.5 FULLY FENCED acres of pure potential, whether you're dreaming of a peaceful retreat or a thriving Airbnb! Imagine your own getaway with a gated entrance to 13.5 of those acres, where a picturesque brook gently flows along the edge. You've got all the space you need to build your dream home or even subdivide! Across the brook is a beautifully landscaped 2-acre haven, complete with two fully finished and winterized bunkies, a shower house with two separate bathrooms, and a gazebo-covered hot tub to unwind after a day of exploring. The bunkies are set up for year-round comfort with electric heat and ductless heat pumps, and the best part—they're being sold fully furnished, so you can start enjoying or renting them out immediately! Whether you're hopping on your ATV or snowmobile to hit the trails, or taking in the sights on a peaceful hike, this property is your ultimate escape into nature. And if you need to pop into town, you're just 12 minutes from Tatamagouche and all the amenities you need. This isn't just land; it's limitless potential—an adventure, a retreat, or the ultimate Airbnb! The choice is yours.



Built in 2023

## Essential Information

|                |                           |
|----------------|---------------------------|
| MLS® #         | 202507051                 |
| Price          | \$214,900                 |
| Bedrooms       | 2                         |
| Bathrooms      | 2.00                      |
| Full Baths     | 2                         |
| Square Footage | 424                       |
| Acres          | 15.54                     |
| Year Built     | 2023                      |
| Type           | Residential               |
| Sub-Type       | Cottage / Rec. Properties |
| Style          | Bungalow                  |
| Status         | Closed                    |
| Date Sold      | November 25th, 2025       |

### Community Information

|              |                         |
|--------------|-------------------------|
| Address      | 71 Gil Sutherland Road  |
| Area         | Northern Region         |
| District     | 103-Malagash, Wentworth |
| Sub-District | N/A                     |
| City         | Balmoral Mills          |
| County       | Colchester              |
| Province     | NS                      |
| Postal Code  | B0K 1V0                 |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Utilities      | Electric, Electricity Connected |
| Parking Spaces | 2                               |
| Parking        | No Garage, Double, Gravel       |
| View           | River                           |
| Is Waterfront  | Yes                             |
| Waterfront     | River Front, River Access       |

### Interior

|          |                     |
|----------|---------------------|
| Heating  | Baseboard, Ductless |
| Basement | Other, None         |

### Exterior

|                 |                                                |
|-----------------|------------------------------------------------|
| Lot Description | 10 to 49.99 Acres, Cleared, Landscaped, Wooded |
| Roof            | Metal                                          |

|              |              |
|--------------|--------------|
| Construction | Steel Siding |
| Foundation   | Other        |

**Additional Information**

|                |       |
|----------------|-------|
| Days on Market | 210   |
| Zoning         | Rural |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Keller Williams Select Realty |
|----------------|-------------------------------|

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Listing information last updated on November 4th, 2025 at 6:17pm AST