

\$188,000 - 3057 Point Michaud Road, Gracieville

MLS® #202508065

\$188,000

2 Bedroom, 1.00 Bathroom, 828 sqft

Residential on 0.23 Acres

N/A, Gracieville, NS

Experience the perfect blend of country living near the beach and modern upgrades at 3057 Point Michaud Road in Gracieville on Cape Breton Island. This charming two-bedroom, one-bath home sits in a peaceful rural setting just under 3 km from the stunning Point Michaud Provincial Park (pictures in listing) and conveniently near a local general store. Inside, a spacious kitchen featuring elegant oak cabinets flows effortlessly into a home that has been thoughtfully updated with vinyl siding, new windows and doors, and a 200-amp electrical service complemented by enhanced plumbing. Efficiency and comfort are prioritized with features like a heat pump, electric baseboard heating, and a cozy woodstove, while the spray foam insulated basement ensures consistent warmth throughout the colder months. Recent renovations add further appeal, including a complete bathroom transformation in 2024, a Generac generator installed in the same year, and a hot water heater updated in 2021. High-speed connectivity is maintained via Bell's fibre internet, ensuring you stay connected while enjoying the tranquility of rural life. Outdoors, the home is accentuated by a paved driveway leading to a generous 90 x 90 fenced yard, which is outfitted with ample storage solutions such as a wired 10 x 18 workshop, an 8 x 8 shed, and a 5 x 18 woodshed. Exempt from the ban on foreign buyers, this property presents an exceptional opportunity for a young family, a retiring



couple, aseasonal retreat seeker, or a savvy investor looking to secure a home that marries country charm with contemporary comforts. Pictures of Point Michaud beach located 3km away.

Built in 1968

Essential Information

MLS® #	202508065
Price	\$188,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	828
Acres	0.23
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 18th, 2025

Community Information

Address	3057 Point Michaud Road
Area	Highland Region
District	305-Richmond County / St. Peters & Area
Sub-District	N/A
City	Gracieville
County	Richmond
Province	NS
Postal Code	B0E 1W0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Parking Spaces(s), Paved

Interior

Interior Features	High Speed Internet
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Appliances	Stove, Dryer, Washer, Freezer - Chest, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Partial Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	RG
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Listing Details

Listing Office	Keller Williams Select Realty(Sydney,Townsend St.)
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