

\$199,500 - 12907 Highway 7, Aspen

MLS® #202508089

\$199,500

2 Bedroom, 1.00 Bathroom, 809 sqft

Residential on 2.50 Acres

N/A, Aspen, NS

Straight out of a country cottage magazine, this charming riverside property offers over 1,000+/- feet of serene riverfront with walking trails through the woods, perfect for trout fishing, catch-and-release salmon, and peaceful walks along the water's edge. Set on 2.5 acres of lush land with beautifully maintained gardens, this property is a true nature lover's haven. Though cozy, this home is full of charm. The main floor features an open-concept kitchen, living, and dining area, all with uninterrupted views of the river. The family space also includes a den/office, a four-piece bath, and a master bedroom. A second bedroom, with floor-to-ceiling windows, showcases stunning views of the river and abundant wildlife. This room, while unheated, invites you to enjoy the beauty of nature from the comfort of home. The property includes a side door for future expansion where the buyers can add a deck, open to the buyer's vision. Additional features recently added heat pump and woodstove (WETT certified), includes a large workshop (woodstove heat), 2 greenhouses for growing your own vegetables, raised garden beds, and a secluded firepit nestled under cover by the riverbank. If you're seeking tranquility and a deep connection to nature, this quaint riverside home offers the perfect escape.



Built in 1930

Essential Information

MLS® #	202508089
Price	\$199,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	809
Acres	2.50
Year Built	1930
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 20th, 2025

Community Information

Address	12907 Highway 7
Area	Highland Region
District	303-Guysborough County
Sub-District	N/A
City	Aspen
County	Guysborough
Province	NS
Postal Code	B0H 1E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Heated Garage, Wired, Circular Driveway, Gravel
# of Garages	1
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes

Basement	Crawl Space
----------	-------------

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Pillar/Post/Pier, None

School Information

Elementary	St. Mary's Education Centre/ Academy
Middle	St. Mary'S Education Centre/ Academy
High	St. Mary'S Education Centre/ Academy

Additional Information

Zoning	Residentia
--------	------------

Listing Details

Listing Office	Re/Max Park Place Inc. (Antigonish)
----------------	-------------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 12th, 2025 at 11:47am ADT