

\$169,000 - 2281 South S River Denys Rd, Valley Mills

MLS® #202508380

\$169,000

Bedroom, Bathroom,
Land on 9.20 Acres

N/A, Valley Mills, NS

Cape Breton Island Investment Opportunity. A waterfront retreat on over 9 acres of land with 435 feet of riverfront where River Denys meets Bras d'Or Lake, just west of Crowdis Bridge.

This property offers great potential, including a 900 foot gravel driveway, 4 power poles from the road to the water, a dug well, and a septic system for 3 bedrooms. Two foundations are already in place one with a frost wall and slab for a house, and one with a frost wall for a garage. Additional features include a 10'x16' shed with a 200 amp electrical panel, a 240V outlet for an RV, water access for boat launching, and a sweet spring-fed water brook from the hill behind. There's also the potential for high-speed internet. Best of all, there are no restrictive covenants, so you can build and use the land however you like. Conveniently located just 15 minutes from Orangedale, which has a general store, gas station, and NSLC, and 25 minutes from Whycocomagh. Cabot Cliffs, Baddeck, and Port Hawkesbury are only 45 minutes away. Do not miss out on this unique investment opportunity!



Essential Information

MLS® #	202508380
Price	\$169,000
Acres	9.20
Type	Land
Sub-Type	Unimproved Land

Status	Closed
Date Sold	October 17th, 2025

Community Information

Address	2281 South S River Denys Rd
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Valley Mills
County	Inverness
Province	NS
Postal Code	B0E 2Y0

Amenities

Utilities	Electricity Connected, High Speed Internet
Parking	Gravel, Parking Spaces(s)
View	River
Is Waterfront	Yes
Waterfront	River Front, Lake Privileges, River Access

Exterior

Lot Description	Partially Cleared, Hardwood Bush, Softwood Bush, Wooded, 3 to 9.99 Acres
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Additional Information

Days on Market	178
Zoning	GR-1

Listing Details

Listing Office	Cape Breton Realty
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Listing information last updated on October 25th, 2025 at 3:47pm ADT