

\$374,900 - 9662 Highway 311, Waugh's River

MLS® #202508874

\$374,900

2 Bedroom, 2.00 Bathroom, 932 sqft

Residential on 0.80 Acres

N/A, Waugh's River, NS

Welcome to 9662 Highway 311 in Waugh's River, Nova Scotia—a riverfront chalet built in 2017 using Alantra Cottage Packages. This property is perfectly suited for first-time buyers, retirees, year-round living, or as a rewarding investment. With its established Airbnb history, the chalet generates an impressive \$30-40k annually, boosted by winter bookings from ski enthusiasts visiting Wentworth Ski Hill, located just 20 minutes away. In warmer months, the Village of Tatamagouche is just a short paddle down the river beyond the train bridge, offering a lively farmers market, unique gift shops, a brewery, restaurants, and more. Inside, the chalet's open-concept design showcases vaulted, whitewashed tongue-and-groove pine ceilings, heated stamped concrete floors, and a cozy wood-insert fireplace. The main level features an open concept kitchen living room, a bedroom, a 3-piece bathroom, and laundry hookups, while upstairs offers a loft-style bedroom complete with an ensuite bathroom featuring a soaker tub and walk-in closet. Outside, the chalet boasts a durable metal roof, charming wood siding, and a wrap-around deck that's perfect for watching sunsets over the river. The engineered septic field is designed to accommodate up to four bedrooms, and the drilled well includes an ultra-filtration system for peace of mind. A floating dock and riverfront deck provide the ideal spot to dock the kayak after a day of fishing or simply to relax and take in the outdoors. The tidal river



estuary offers breathtaking views of wildlife, including bald eagles, owls, ospreys, and river otters to name a few. Friendly neighbors and nearby free-range chickens, sheep, and goat pens add to the warm riverbank community. Whether you’re seeking a weekend cottage, investment potential, or an active lifestyle, this riverfront chalet has it all. Book your viewing today!

Built in 2017

Essential Information

MLS® #	202508874
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	932
Acres	0.80
Year Built	2017
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Chalet
Status	Closed
Date Sold	July 31st, 2025

Community Information

Address	9662 Highway 311
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	Waugh's River
County	Colchester
Province	NS
Postal Code	B0K 1V0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking	No Garage, Circular Driveway, Gravel
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	High Speed Internet
Appliances	Oven, Refrigerator
Heating	Baseboard, In Floor
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Partial Landscaped
Roof	Steel
Construction	Wood Siding
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Tatamagouche Regional Academy
Middle	Tatamagouche Regional Academy
High	Tatamagouche Regional Academy

Additional Information

Zoning	R
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Listing Details

Listing Office	Keller Williams Select Realty (Truro)
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Listing information last updated on October 24th, 2025 at 7:02pm ADT