

\$299,000 - 2053 Eastern Shore Road, West Berlin

MLS® #202509664

\$299,000

2 Bedroom, 1.00 Bathroom, 1,000 sqft

Residential on 0.92 Acres

E2, West Berlin, NS

Lakefront home on two PIDs (totaling just under one acre) with 282 feet of water frontage on Wagners Lake. Two bedrooms up, plus a study on the main floor that is currently being used as a third bedroom. Lots of investments and upgrades including new electrical, remodeled kitchen and bath, redevelopment of the former loft area, new windows, a metal roof, large screened-in porch, drilled well, septic system, self-start propane generator and an oversize (16 x 24) detached 1.5-car garage (wired) that was constructed in 2017. All appliances are included: Stainless steel stove (with glass top) & refrigerator, microwave, washer & dryer, chest freezer and a water softener (not hooked-up). The basement has outside access, excellent height and offers tons of space for a workshop and storage. A ductless split heat pump provides warmth in winter and refreshing cooling during summers. Less than 20 minutes to Liverpool, half-hour to Bridgewater and even closer to the beach! Fantastic location for a seasonal vacation rental, or full-time income property. 2021 survey on file.



Built in 1956

Essential Information

MLS® # 202509664

Price \$299,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,000
Acres	0.92
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 15th, 2025

Community Information

Address	2053 Eastern Shore Road
Area	South Shore
District	406-Queens County
Sub-District	E2
City	West Berlin
County	Queens
Province	NS
Postal Code	B0J 1H0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, 1.5, Wired, Double, Gravel, Parking Spaces(s)
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Electric Range, Dryer - Electric, Washer, Freezer - Chest, Microwave, Refrigerator, Water Softener
Heating	Baseboard, Ductless, Other Heating/Cooling
Cooling	Other Heating/Cooling
# of Stories	1
Stories	One and One Half
Has Basement	Yes

Basement	Full, Unfinished, Walk-Out Access
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Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Hardwood Bush, Landscaped, Level, Softwood Bush, Wooded
Roof	Metal
Construction	Vinyl Siding, Wood Siding
Foundation	Block, Concrete Perimeter

Additional Information

Days on Market	165
Zoning	Res

Listing Details

Listing Office	EXIT Realty Inter Lake (Liverpool)
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Listing information last updated on October 15th, 2025 at 12:47pm ADT