

\$389,000 - 8597 Cabot Trail, Margaree Forks

MLS® #202509726

\$389,000

2 Bedroom, 1.00 Bathroom, 1,000 sqft
Residential on 2.31 Acres

N/A, Margaree Forks, NS

Very well maintained, 1980s bungalow with stellar view over the Margaree River Valley! You will never tire of the views in any direction!

During their ownership these sellers have renovated most every aspect of the home. Sexy bathroom/laundry room features a soaker air jet tub and tiled shower. Sleek kitchen cabinetry with 'water fall' butcher block counters and stainless and black appliances give the kitchen a cozy, urban feel. Hardwood and 'plank' floors throughout the main are easy to maintain, especially with the central vac. An airtight woodstove adds both charm and cost efficient year round warmth. Recently added heat pumps, on both the main and the basement level, provide efficient heating/cooling and dehumidifying during humid times. A self contained space, accessed from outside, provides a secure, private, home office, where you can leave it all behind at days end. The 28 x 30 horse barn is a whole other story! This is a perfect setting for hobby farming, if this is your plan. The barn has its own well, a heated tack room, a hay loft, and 3 box stalls, a wash stall, and work shop area. Turn out space on the upper field - the horses can come and go freely. There is also a small henhouse. Location! Location! This property is 3 minutes to the grocery store, library, and local club, 5 minutes to sand beach, 20 minute drive to Inverness, 25 minute drive to Cheticamp or Baddeck, 10 minute drive to the school. Grab your tube or your rod, stroll across the street, and enjoy the Majestic



Margaree!

Built in 1985

Essential Information

MLS® #	202509726
Price	\$389,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,000
Acres	2.31
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 10th, 2025

Community Information

Address	8597 Cabot Trail
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Margaree Forks
County	Inverness
Province	NS
Postal Code	B0E 2A0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Wired, Gravel
# of Garages	2

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless, Stove

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	1 to 2.99 Acres
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Perimeter Wall

School Information

Elementary	Cape Breton Highlands Education Centre/Academy
High	Cape Breton Highlands Education Centre/Academy

Additional Information

Zoning	rural
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Listing Details

Listing Office	Inverness Properties Ltd.
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