

\$44,900 - Lot 9 348 Highway, Lower Caledonia

MLS® #202509830

\$44,900

Bedroom, Bathroom,
Land on 8.18 Acres

N/A, Lower Caledonia, NS

A serene and peaceful lifestyle awaits with this 8.2-acre lot set on the banks of St Mary's River. There's 322+/- feet of river frontage perfect for those who love to fish, kayak and canoe with a 25-mile paddle guiding you through lush farm valleys and vibrant wilderness corridors as the river makes its way to the Atlantic Ocean. For nature lovers, there is an abundance of wildlife to discover or you can simply relax and listen to the sounds of this exquisite landscape. This incredible site was logged 30 years ago and the regrowth is now over 30-feet high, providing the perfect backdrop to your dream home. Power and telephone run along the main road and with direct access to 348 Hwy, you can be in Sherbrooke Village within 10 minutes. The beautiful sand beaches of Port Hilford are also close by and you are 45 minutes from the quaint University town of Antigonish and 2 hours from the Halifax Stanfield International Airport and direct flights to the US and Europe. Note: Lot 9 is outlined in blue, visible to the far right in the aerial photo.



Essential Information

MLS® #	202509830
Price	\$44,900
Acres	8.18
Type	Land
Sub-Type	Unimproved Land

Status	Closed
Date Sold	July 7th, 2025

Community Information

Address	Lot 9 348 Highway
Area	Highland Region
District	303-Guysborough County
Sub-District	N/A
City	Lower Caledonia
County	Guysborough
Province	NS
Postal Code	B0H 1E0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking	None
Is Waterfront	Yes
Waterfront	River Front

Exterior

Lot Description	Wooded, 3 to 9.99 Acres
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Additional Information

Zoning	Rural
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Listing Details

Listing Office	Engel & Volkers
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Listing information last updated on November 5th, 2025 at 9:02am AST