

\$299,000 - 9396 Highway 311, Waughs River

MLS® #202510003

\$299,000

4 Bedroom, 1.00 Bathroom, 1,838 sqft

Residential on 24.00 Acres

N/A, Waughs River, NS

Are you a farmer looking for 24 acres of prime real estate on the Waughs River to lay down your roots? A developer looking to build? Or are you someone that is looking for your forever home within one of the most vibrant communities on the North Shore? If yes, then this is the property for you! Welcome to 9396 Highway 311, where the opportunities are endless! This 4 bedroom 1 bath homestead is perfectly situated on a 24 acre lot (consisting of 2 PIDS) that offers approx. 750 ft of waterfront on the beautiful Waughs River, along with road frontage directly on the 311. The home is nestled off the road surrounded by trees and overlooking the river/fields. You will enjoy the privacy and tranquility that this property has to offer in all seasons. Main level includes a kitchen with a kitchen nook, an open concept dining and living room, bathroom, a family room and a large laundry room that can also be used as an office. There are 3 entry points on the main level which is handy. The second level offers a spacious primary bedroom and 3 additional bedrooms along with an open concept hallway that allows for lots of natural sunlight to brighten the space. To help with the heating costs and overall comfort; a new ductless heat pump has been installed which allows for extra warmth in the cooler months and air conditioning in the warmer summer months. The soil is rich and is ideal for gardening and the river provides for a great fishing spot and long-lasting memories on the water! NOTE



UPGRADES: Septic tank May 2024, Roof 2023, Windows 2010, new well drilled in 2000. Located only minutes from downtown Tatamagouche & all amenities, 45 mins to Truro, 20 mins to Ski Wentworth, and close to several beaches that offer the warmest waters north of the Carolinas. The spacious property provides endless possibilities for creating the lifestyle you've always dreamed of.

Built in 1941

Essential Information

MLS® #	202510003
Price	\$299,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,838
Acres	24.00
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 19th, 2025

Community Information

Address	9396 Highway 311
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Waugh's River
County	Colchester
Province	NS
Postal Code	B0K 1V0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	High Speed Internet
Appliances	Stove, Refrigerator
Heating	Forced Air, Furnace, Ductless, Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Partial Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

Additional Information

Zoning	none
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Listing Details

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