

\$345,000 - 817 Main Shore Road, North Chegoggin

MLS® #202510371

\$345,000

4 Bedroom, 2.50 Bathroom, 1,722 sqft

Residential on 0.99 Acres

Chegoggin, North Chegoggin, NS

Welcome to this thoughtfully designed side-by-side duplex offering single-level living in a peaceful, coastal setting. Whether you're looking for a home with a secondary suite for multigenerational living or rental income potential, this versatile property is a rare find. One side features three spacious bedrooms, 1.5 bathrooms, and a cozy wood stove for added warmth and ambiance. The new sunroom is a standout feature, offering breathtaking ocean views and vibrant sunsets that can be enjoyed year-round. The secondary suite is a comfortable one-bedroom, one-bathroom suite designed with accessibility in mind, including shower and toilet safety bars for added convenience and ease of use. Each unit is equipped with its own heat pump, providing efficient heating and cooling in every season. Recent updates include a durable metal roof (just 3 years old) and an upgraded electrical panel, offering peace of mind for years to come. Outside, you'll find two new decks, a wired bunkie complete with a patio and bar fridge, ideal for guests or a private retreat. Two storage sheds to keep your tools and seasonal items organized and a place to stock up your firewood. This property blends comfort, functionality, and scenic charm in one tidy package, making it an excellent opportunity for homeowners and investors alike. Two storage sheds for tools, seasonal items, and firewood. The property is just a short walk to the beach, perfect for morning strolls or sunset visits, and



under 5 minutes to Yarmouth Regional Hospital, making it a convenient option for healthcare professionals or anyone who values quick access to essential services.

Built in 1947

Essential Information

MLS® #	202510371
Price	\$345,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,722
Acres	0.99
Year Built	1947
Type	Residential
Sub-Type	Duplex
Style	Bungalow
Status	Closed
Date Sold	October 1st, 2025

Community Information

Address	817 Main Shore Road
Area	Yarmouth
District	County Shore
Sub-District	Cheggoggin
City	North Cheggoggin
County	Yarmouth
Province	NS
Postal Code	B5A 5H2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Multiple Driveways, Paved
View	Ocean

Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Stove, Dryer - Electric, Washer/Dryer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

School Information

Elementary	Meadowfields Community School
Middle	Maple Grove Education Centre
High	Yarmouth Consolidated Memorial High School

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Modern Realty
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