

# \$85,000 - 7278 Upper Clyde Road,upper Clyde, Upper Clyde Road

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MLS® #202511558

**\$85,000**

2 Bedroom, 1.00 Bathroom, 672 sqft  
Residential on 40.40 Acres

F1, Upper Clyde Road, NS

This 24x28 unfinished cottage sits on 40 acres of land. It will make the perfect cottage or home, just waiting to be finished and enjoyed in the peaceful outdoors. The cottage sits on a poured cement footing and a blocked foundation. Plumbing runs to the outside for septic, and plumbing is in place for a pump and water heater. the roof of the cottage had shingles replaced 3 years ago. The driveway is in place and parking up to the cottage. Sold as is, owners will remove personal items, a few minutes from Welcome Park and 20 minutes from Shelburne, and all amenities.



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202511558               |
| Price          | \$85,000                |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 672                     |
| Acres          | 40.40                   |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow, Cottage/Camp  |
| Status         | Closed                  |
| Date Sold      | July 15th, 2025         |

## Community Information

|              |                                   |
|--------------|-----------------------------------|
| Address      | 7278 Upper Clyde Road,upper Clyde |
| Area         | South Shore                       |
| District     | 407-Shelburne County              |
| Sub-District | F1                                |
| City         | Upper Clyde Road                  |
| County       | Shelburne                         |
| Province     | NS                                |
| Postal Code  | B0W 1P0                           |

### **Amenities**

|                |                       |
|----------------|-----------------------|
| Utilities      | Electricity Connected |
| Parking Spaces | 2                     |
| Parking        | Dirt, Double          |

### **Interior**

|              |             |
|--------------|-------------|
| Heating      | Stove       |
| Has Basement | Yes         |
| Basement     | Crawl Space |

### **Exterior**

|                 |                   |
|-----------------|-------------------|
| Lot Description | 10 to 49.99 Acres |
| Roof            | Asphalt           |
| Foundation      | Block             |

### **Additional Information**

|        |      |
|--------|------|
| Zoning | none |
|--------|------|

### **Listing Details**

|                |                                                     |
|----------------|-----------------------------------------------------|
| Listing Office | Coldwell Banker Tri-Key Realty (Barrington Passage) |
|----------------|-----------------------------------------------------|

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Listing information last updated on October 28th, 2025 at 8:32am ADT