

\$249,900 - 117 Narrows Road, New Albany

MLS® #202512913

\$249,900

2 Bedroom, 0.50 Bathroom, 458 sqft

Residential on 1.25 Acres

V3, New Albany, NS

Nestled in a private cove on the West side of Trout Lake, this charming Log cottage offers 200 feet of water frontage and serene lakeside enjoyment. The cottage features a bright open-concept layout with two bedrooms, a kitchen equipped with a fridge, stove, water cooler and ample cabinets. There is a small room with a Sun Mar composting toilet. An air tight woodstove provides efficient , cozy heating and patio doors open onto a deck with beautiful lake views. Property has a nice sandy beach area, and the lake has a gradual slope out making it ideal for swimming. Lake is perfect for kayaking, canoeing and motor boats. Wildlife enthusiasts will enjoy the regular presence of ducks and loons. This lot is wide enough to accommodate a camper and this side also has its own power , a small dock and beach. There is a level spot where a camper was parked previously. So that is two separate power meters and two beach areas. Across the road is an extra lot consisting of 30,000 square feet offering additional space and potential development. This property presents an excellent opportunity for those seeking a peaceful lakeside retreat, seasonal getaway or an investment in desirable waterfront real estate.



Built in 1972

Essential Information

MLS® #

202512913

Price	\$249,900
Bedrooms	2
Bathrooms	0.50
Half Baths	1
Square Footage	458
Acres	1.25
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 6th, 2025

Community Information

Address	117 Narrows Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	New Albany
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Single
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Appliances	Stove, Microwave, Refrigerator
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Basement	None

Exterior

Exterior Features	Dock
Lot Description	1 to 2.99 Acres, Partially Cleared, Not Landscaped, Wooded
Roof	Metal
Construction	Wood Siding
Foundation	Pillar/Post/Pier

Additional Information

Zoning	None
--------	------

Listing Details

Listing Office	RE/MAX Banner Real Estate
----------------	---------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Listing information last updated on October 27th, 2025 at 7:17pm ADT