

\$77,500 - 122 23 Soonul Lane, Clam Bay

MLS® #202512965

\$77,500

Bedroom, Bathroom,
Land on 1.24 Acres

35-A, Clam Bay, NS

Set within the serene, gated community of Abbecombec Ocean Village in Clam Bay, Nova Scotia, this ocean view lot offers an ideal canvas for your coastal getaway. Cleared with a driveway and culvert already installed, the property is prepped and ready for construction, saving you time and effort as you plan your dream home. Enjoy the spectacular 2km long white sandy beach, perfect for morning strolls, swimming, or soaking in the natural beauty of the Atlantic shoreline. The community is peaceful and private, surrounded by untouched coastal landscape and protected by covenants that maintain its integrity and charm. While it feels like a secluded retreat, the lot is conveniently located just 15 minutes from Musquodoboit Harbour, where you'll find all essential amenities including shops, services, and dining. Whether you're seeking a tranquil year-round residence or a seasonal escape, this property offers the best of Nova Scotia's coastal living.



Essential Information

MLS® #	202512965
Price	\$77,500
Acres	1.24
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	October 30th, 2025

Community Information

Address	122 23 Soonul Lane
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-A
City	Clam Bay
County	Halifax
Province	NS
Postal Code	B0J 2L0

Amenities

Utilities	To Be Verified
Parking	Gravel
View	Ocean
Waterfront	Access: Deeded

Exterior

Lot Description	Cleared, Sloping/Terraced, 1 to 2.99 Acres
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School Information

Elementary	Oyster Pond Academy
Middle	Eastern Shore Consolidated School
High	Eastern Shore Consolidated School

Additional Information

Days on Market	139
Zoning	MU
HOA Fees	600

Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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Listing information last updated on October 31st, 2025 at 4:47am ADT