

\$285,000 - 3261 Highway 246, Tatamagouche

MLS® #202513784

\$285,000

2 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 5.01 Acres

N/A, Tatamagouche, NS

Welcome to 3261 Hwy 246, Tatamagouche, NS where you are in the country for peace & tranquility, yet moments from full amenities found in the village! This community may be small in size but it's huge on it's happening vibe. The summer season brings an abundance of activity with the Farmer's Market, Tata Brew, the Trail Station Inn, art, history, sandy beaches, 4 area golf courses , a local marina, gift shops & much, much more. 3261 Hwy 246 is an approximate 20 minute walk or 2-3 minute drive to the heart of the village. This home affords you 5 acres for gardening and adding out buildings. The existing 12x20.6x10x15.6 garage provides a studio or office space to finish and utilize. The cozy interior of this country charmer starts with a mud room to dining room/kitchen. The laundry & 3 piece bath are off the dining room as is a wooden patio space for grilling. The step-down living room has a wood stove & exterior door to the stone patio. Upstairs a second 3 piece bath gives you a soaker tub, to hallway storage, a guest bedroom with Juliet balcony and the primary bedroom. The hardwood flooring throughout is in great condition. For winter activities: Ski Wentworth, curling in Pugwash & a local rink. Come to view 3261 and enjoy the raised perennial flower beds and outdoor spaces available for you!



Essential Information

MLS® #	202513784
Price	\$285,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	5.01
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 19th, 2025

Community Information

Address	3261 Highway 246
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Tatamagouche
County	Colchester
Province	NS
Postal Code	B0K 1V0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Single, Wired, Gravel
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Balcony, Barbecue
Lot Description	3 to 9.99 Acres, Partial Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Perimeter Wall, Pillar/Post/Pier

Additional Information

Zoning	Rural Residential
--------	-------------------

Listing Details

Listing Office	Coldwell Banker Performance Realty
----------------	------------------------------------

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 November 2nd, 2025 at 3:47am AST