

\$160,000 - 12209 Cabot Trail, St. Joseph du Moine

MLS® #202515193

\$160,000

Bedroom, Bathroom,
Land on 2.47 Acres

N/A, St. Joseph du Moine, NS

Gorgeous views from this 2.5 acre oceanfront property looking south way down the coast to Margaree Island and beyond: the ocean, the coastline and the sunsets for which this coast is famous. Together with inland views of the mountains as they extend to Plateau and the Cape Breton Highlands. The land is partly level, then slopes down to the shore, with good spots for building. Access is via a driveway off the Cabot Trail. Property is surveyed and migrated, with a deeded right of way from the Cabot Trail highway. The parcel is on the Trail between Margaree Harbour and Cheticamp. Up and down this stretch of the west coast of Cape Breton are beaches, harbours, golf courses, hiking trails, restaurants.... Also the famous Margaree River system. Inverness, one of the larger towns on the coast and home of the Cabot golf courses, is a 30 minute drive south. Cheticamp, 15 minutes north, is the other main town, and just beyond it is the entrance to the Cape Breton Highlands national park. The two aerial photos with approximate property lines added are useful when looking at and locating the parcel for sale on the other aerial photos.



Essential Information

MLS® #	202515193
Price	\$160,000

Acres	2.47
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	August 29th, 2025

Community Information

Address	12209 Cabot Trail
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	St. Joseph du Moine
County	Inverness
Province	NS
Postal Code	B0E 3A0

Amenities

Utilities	None
Parking	Gravel
Is Waterfront	Yes
Waterfront	Ocean Front

Exterior

Lot Description	1 to 2.99 Acres
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Additional Information

Zoning	rural
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Listing Details

Listing Office	Inverness Properties Ltd.
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Listing information last updated on November 5th, 2025 at 12:47am AST