

\$75,000 - 8373 Highway 311 Balfron, Balfron

MLS® #202515822

\$75,000

1 Bedroom, 1.00 Bathroom, 352 sqft

Residential on 0.99 Acres

N/A, Balfron, NS

A rare opportunity to own a beautifully landscaped, level lot just 5 minutes from the heart of Tatamagouche-perfect for your dream home, weekend escape, or future investment. This charming one-bedroom cottage sits on an exceptional property beside a peaceful stream, surrounded by mature trees and nature's quiet beauty. Whether you're looking to unwind on weekends, snowshoe through winter woods, or build a year-round residence, this location delivers unmatched versatility and potential. The cottage itself features fresh laminate flooring, a newly installed 100-amp electrical panel, brand new heat pump and warm, tongue-and-groove wood paneling that adds rustic charm. It's move-in ready for a simple retreat or could serve as a solid foundation to expand into a larger home. It's priced to reflect the incredible land value and future possibilities. Septic (cement holding tank) has just been pumped, no need to worry about that for a while and the cottage is being levelled, new sills installed and all new skirting around the perimeter. Enjoy the best of rural living just moments from vibrant village life-Tatamagouche's shops, cafes, and restaurants are only 5 minutes away, and beautiful Brule Beach is just down the road. This lot isn't just scenic-it's smart. Whether you dream of building a custom family home, investing in a vacation rental, or simply escaping the noise of everyday life, this stunning piece of land offers endless potential in a prime location. Your peaceful, nature-filled



future starts here.

Essential Information

MLS® #	202515822
Price	\$75,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	352
Acres	0.99
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Cottage/Camp
Status	Closed
Date Sold	September 3rd, 2025

Community Information

Address	8373 Highway 311 Balfron
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Balfron
County	Colchester
Province	NS
Postal Code	B0K 1V0

Amenities

Utilities	Electric, Electricity Connected
Parking	No Garage, Dirt, Shared

Interior

Appliances	Refrigerator
Heating	Baseboard
Basement	Crawl Space, None

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Level
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

School Information

Middle	Tatamagouche Regional Academy
High	Cobequid Educational Centre

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Royal LePage Truro Real Estate
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Listing information last updated on October 11th, 2025 at 11:32pm ADT