

\$81,000 - 3508 Highway 209, Advocate Harbour

MLS® #202517497

\$81,000

1 Bedroom, 1.50 Bathroom, 864 sqft
Residential on 0.24 Acres

N/A, Advocate Harbour, NS



This one of a kind over-under setup offers more than just a place to live - it's a chance to launch something exciting. The upstairs apartment features a cozy layout with a living room, small kitchen, bedroom and bathroom - perfect for comfortable, independent living. Downstairs, the compact lower unit has been reconfigured from the former reception area of the on site garage. But the real standout? The large garage. With a solid history as a working space, why not bring it back to life? Whether it's tire changes, oil services or a niche repair business, the building is ready to support your entrepreneurial vision. Zoned for opportunity and waiting for someone with a little imagination, this property is ideal for a life/work lifestyle or multi-use investment. Don't miss your chance to create something truly useful for the community - all while living just upstairs.

Essential Information

MLS® #	202517497
Price	\$81,000
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	864
Acres	0.24

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 17th, 2025

Community Information

Address	3508 Highway 209
Area	Northern Region
District	102S-South of Hwy 104, Parrsboro and Area
Sub-District	N/A
City	Advocate Harbour
County	Cumberland
Province	NS
Postal Code	B0M 1A0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Dirt
# of Garages	2

Interior

Appliances	Gas Range, Refrigerator
Heating	Forced Air
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Other

Exterior

Lot Description	Under 0.5 Acres, Cleared
Roof	Steel
Construction	Vinyl Siding
Foundation	Slab

Additional Information

Zoning	RSRC
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Listing Details

Listing Office

Coldwell Banker Open Door Realty Ltd.

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Listing information last updated on November 3rd, 2025 at 2:02am AST