

\$214,000 - 299 Albion Drive, Middlefield

MLS® #202519047

\$214,000

1 Bedroom, 0.50 Bathroom, 624 sqft

Residential on 3.40 Acres

D2, Middlefield, NS

Unplug, unwind and relax! It is hard to imagine a more perfect spot for getting away from it all. The lakefront cottage at 299 Albion Drive encapsulates a complete immersion into nature. It is not often that property becomes available in the quiet and tranquil setting of Nature Life Estates, and so the owners took a very thoughtful view when approaching this 2007-08 build in such a perfect setting...on one of the most sought-after lakes on the South Shore. The design takes one back in time; providing a refreshing off-the-grid experience...a central great room providing open space to gather around the wood stove and take-in the 11 foot + ceiling. A nice sized bedroom and bathroom, each with sliding barn doors, complete the floor plan. The bathroom features a composting toilet, a sink and claw-foot tub (not currently connected to plumbing). The large covered veranda will be a frequent gathering place, giving shade on hot lazy summer days, providing cover during a rain shower, and extending the living space for evening conversations & entertaining. All will enjoy the outside shower stall that comes with a portable water heater. The community is a mixture of seasonal and full-time residents. For those seeking a year-round home or cottage, the walls are fully insulated, access to power poles is close, the road is plowed in winter, and the lot was approved for a septic system when purchased. The metal roof was added in 2024. Propane-powered stove and refrigerator remain, as do the furniture and all



contents (with the exception of ownersâ€™™ personal items). There is also a shed for extra storage. The village of Greenfield, and all amenities, is only 10 minutes away, with Liverpool (20 min.) and Bridgewater (40 min.) both close by.

Built in 2008

Essential Information

MLS® #	202519047
Price	\$214,000
Bedrooms	1
Bathrooms	0.50
Half Baths	1
Square Footage	624
Acres	3.40
Year Built	2008
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Cottage/Camp
Status	Closed
Date Sold	September 30th, 2025

Community Information

Address	299 Albion Drive
Area	South Shore
District	406-Queens County
Sub-District	D2
City	Middlefield
County	Queens
Province	NS
Postal Code	B0T 1E0

Amenities

Utilities	None
Parking	No Garage, Gravel, Shared
View	Lake
Is Waterfront	Yes

Waterfront	Lake, Lake Privileges
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Interior

Interior Features	See Remarks
Appliances	Gas Range, Microwave, Refrigerator
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Landscaped, Partial Landscaped, Level, Softwood Bush, Wooded
Roof	Metal
Construction	Wood Siding
Foundation	Pillar/Post/Pier

Additional Information

Days on Market	63
Zoning	Res
HOA Fees	200

Listing Details

Listing Office	EXIT Realty Inter Lake (Liverpool)
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