

# \$549,900 - 8396 Highway 6, West Pugwash

MLS® #202520399

**\$549,900**

3 Bedroom, 1.50 Bathroom, 2,208 sqft  
Residential on 12.20 Acres

N/A, West Pugwash, NS

Experience the charm of coastal country living in this 1.5-storey century home, set in the historic community of West Pugwash. Situated on 12 sprawling acres with expansive ocean views and refreshing sea breezes, this property blends comfort, character, and space.

Inside, a huge open-concept living room and eat-in kitchen create the perfect gathering space, warmed by a cozy wood stove and supported by efficient electric thermal storage heating for year-round comfort. The primary bedroom features a spacious walk-in closet (7'1" Ã— 7'7"), offering ample storage and convenience. Large windows fill the home with beautiful natural light, while the oversized bathroom adds to the sense of comfort. Located just minutes from the village of Pugwash, youâ€™ll enjoy easy access to shops, schools, and amenities, all while surrounded by the peace and beauty of the countryside. Explore your acreage, take in the views, and embrace the relaxed pace of life that only a property like this can offer.



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 202520399 |
| Price      | \$549,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |

|                |                         |
|----------------|-------------------------|
| Square Footage | 2,208                   |
| Acres          | 12.20                   |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | November 28th, 2025     |

### Community Information

|              |                       |
|--------------|-----------------------|
| Address      | 8396 Highway 6        |
| Area         | Northern Region       |
| District     | 102N-North of Hwy 104 |
| Sub-District | N/A                   |
| City         | West Pugwash          |
| County       | Cumberland            |
| Province     | NS                    |
| Postal Code  | B0K 1L0               |

### Amenities

|            |                                                                   |
|------------|-------------------------------------------------------------------|
| Utilities  | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking    | Gravel                                                            |
| View       | Ocean                                                             |
| Waterfront | Stream/Pond                                                       |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | High Speed Internet                |
| Appliances        | Stove, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Electric                |
| Fireplace         | Yes                                |
| Fireplaces        | Wood Burning Stove                 |
| # of Stories      | 1                                  |
| Stories           | One and One Half                   |
| Has Basement      | Yes                                |
| Basement          | Unfinished                         |

### Exterior

|                 |                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------|
| Lot Description | 10 to 49.99 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped, Softwood Bush, Wooded |
| Roof            | Metal                                                                                          |
| Construction    | Vinyl Siding                                                                                   |

Foundation                      Concrete Perimeter, Stone

**Additional Information**

Days on Market            63  
Zoning                        Res

**Listing Details**

Listing Office                Viewpoint Realty Services Inc. (Pictou)

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