

\$175,900 - Lot 23-3a Little Mabou Road, West Mabou

MLS® #202520684

\$175,900

Bedroom, Bathroom,
Land on 4.19 Acres

N/A, West Mabou, NS

Set along Fiddlers Drive in the charming community of Mabou, this oversized lot is a rare opportunity. Fully developed and ready for construction, it showcases sweeping views of both the mountains and the river - an ideal backdrop for your future home or retreat. Located on the west side of the harbour, the property enjoys a quiet and peaceful neighbourhood atmosphere, making it perfect for those who value privacy and a slower pace of life. The natural beauty of the surrounding landscape, paired with the tranquil setting, creates a truly special place to build. With plenty of room to work with, this lot is well-suited for a family wishing to create two residences, or for anyone envisioning a spacious single home or retreat. Restrictive covenants are in place to safeguard the character of the area and protect your investment, ensuring long-term value and consistency in the neighbourhood. Life in Mabou offers much to enjoy - from the world-renowned Celtic music to the welcoming community spirit and easy-going lifestyle. This is a property you won't want to miss. With its size, stunning views, and versatile potential, it's a stand-out parcel of land in one of Cape Breton's most beloved communities.



Essential Information

MLS® #	202520684
Price	\$175,900

Acres	4.19
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	November 4th, 2025

Community Information

Address	Lot 23-3a Little Mabou Road
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	West Mabou
County	Inverness
Province	NS
Postal Code	B0E 1X0

Amenities

Utilities	Electricity Connected, High Speed Internet, Phone Connected
Parking	None
View	Harbour

Exterior

Lot Description	Partially Cleared, Sloping/Terraced, 3 to 9.99 Acres
-----------------	--

School Information

High	Dalbrae Academy
------	-----------------

Additional Information

Days on Market	64
Zoning	rural

Listing Details

Listing Office	Cape Breton Realty
----------------	--------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 22nd, 2025 at 1:03pm ADT