

\$220,000 - 45343 Cabot Trail, North Shore

MLS® #202521216

\$220,000

Bedroom, Bathroom,
Land on 6.00 Acres

N/A, North Shore, NS

This 6-acre property on the world-famous Cabot Trail offers 230 feet of stunning oceanfront with panoramic views of Bird Islands, Kelly's Mountain, and St. Anns Harbour. With the important and costly infrastructure already in place, you can begin your coastal adventure without delay. A shared driveway provides access to the land, where a septic system is installed with two inlets—ideal for servicing two RVs, two cottages, or a combination of a home and RV. A drilled well ensures ample water supply, while power is already connected with a 100-amp panel in the shed & a 50 amp panel for an RV. The land has a gentle slope from the Cabot Trail to the shoreline. The cleared area around the RV has been thoughtfully improved with ditching and groundwork, creating a beautiful front yard with open views toward the ocean. This rare property combines natural beauty with practical readiness, making it an exceptional opportunity for a private retreat, seasonal escape, or future development. The trailer, as seen in the photos, is an optional purchase if one desired a turn-key option and move-in-ready to enjoy the remaining season! Inquire with your agent for more information on the option to purchase the trailer, if interested,



Essential Information

MLS® # 202521216

Price	\$220,000
Acres	6.00
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	September 25th, 2025

Community Information

Address	45343 Cabot Trail
Area	Cape Breton
District	209-Victoria County / Baddeck
Sub-District	N/A
City	North Shore
County	Victoria
Province	NS
Postal Code	B0C 1H0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Gravel, Shared, Single
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Exterior

Lot Description	Partially Cleared, Level, Wooded, 3 to 9.99 Acres
-----------------	---

Additional Information

Days on Market	38
Zoning	n/a (tbc)

Listing Details

Listing Office	RE/MAX Park Place Inc.
----------------	------------------------

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 26th, 2025 at 11:02pm ADT