

\$425,000 - 44 Trout Lake Drive, Grande Anse

MLS® #202522248

\$425,000

4 Bedroom, 2.00 Bathroom, 1,543 sqft

Residential on 2.60 Acres

N/A, Grande Anse, NS

This absolutely delightful, year-round lakeside retreat is waiting to welcome you home! Thoughtfully designed to feature its stunning natural surroundings, the home embraces you with light and warmth the moment you step into the open living area. Three sets of double glass doors offer not only wonderful water and forest vistas, but effortless access to the wrap-around deck that culminates in a gorgeous 130 s.f. screened-in porch, perfect for shelter from both rain and sun. Featuring high ceilings and tall windows, the cozy yet spacious living room flows into a charming eat-in kitchen complete with a propane-fueled kitchen stove that harkens back to a bygone era. A modern, compact wood stove provides an ample and efficient heat source for the entire main floor while contributing to an overall vibe of respite and relaxation. Gleaming hardwood floors and high-end, low-allergen carpet add to the beauty and comfort of the living spaces, including two inviting bedrooms with generously sized windows. The newly renovated bathroom showcases upscale ceramic tile and finishes. Downstairs, the walkout basement has been fully finished and offers an additional two lovely bedrooms - also with sizeable windows - and another full bathroom. The ample rec room houses a new laundry centre and presents opportunity for entertaining, storage, and more. Beautiful pine ceilings and complementary trim impart the feeling of an elevated woodland hideaway. Practical



features of the property include a new mini split with a head on each level of the home and a 200 amp electrical panel; an insulated, 24' x 20' wired garage with a metal roof installed the week of listing; a 9' x 7' storage shed; and floating docks measuring a total of 180 square feet. Located just three minutes from many amenities, with more than 2.5 acres and over 260 feet of waterfront on Trout Lake, the beauty and serenity of this property are matched only by the recreational opportunities with which it entices!

Built in 2000

Essential Information

MLS® #	202522248
Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,543
Acres	2.60
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 31st, 2025

Community Information

Address	44 Trout Lake Drive
Area	Highland Region
District	305-Richmond County / St. Peters & Area
Sub-District	N/A
City	Grande Anse
County	Richmond
Province	NS
Postal Code	B0E 1V0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Gravel
# of Garages	1
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Oven - Propane, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Dock
Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Felix Marchand Education Centre
Middle	Richmond Education Centre/ Academy
High	Richmond Education Centre/ Academy

Additional Information

Days on Market	27
Zoning	Residential

Listing Details

Listing Office	Engel & Volkers
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Listing information last updated on October 24th, 2025 at 11:17am ADT