

\$229,000 - 2788 Grand Mira South Road, Grand Mira South

MLS® #202525657

\$229,000

3 Bedroom, 1.00 Bathroom, 1,008 sqft
Residential on 2.75 Acres

N/A, Grand Mira South, NS

Nestled on the picturesque Mira River, this charming 3-bedroom cottage awaits a new chapter. Built on a solid poured concrete foundation, the home sits on a generous parcel of more than 2.75 acres, offering both privacy and opportunity. A gentle stroll brings you to the water's edge, where launching a boat is easy, building a dock is feasible, and fishing from the shoreline is a daily delight. The property features over 245 feet of shoreline, inviting endless riverfront enjoyment and serene island views that illuminate each sunset. Inside, the cottage exudes potential, with a large living room that invites gatherings and daily comfort, complemented by a spacious deck where you can soak in the river scenery and the natural beauty that surrounds you. The surrounding hardwood trees lend character and shade. The land itself is a standout feature: a substantial parcel that not only provides ample space for outdoor activities and future improvements but is also large enough to consider building a second home if desired. With more than 245 feet of shoreline, there is abundant opportunity to enhance your waterfront lifestyle, whether you envision a private retreat, a shared family space, or a rental opportunity. This property is ideal for someone who loves river life, nature, and room to grow. It needs some love and care, offering a solid foundation and a canvas ready for your personal touch. Imagine the



possibilities: a refreshed interior that complements the expansive river views, a more expansive deck for entertaining, and a shoreline that remains a tranquil escape. If you’re seeking a riverfront getaway with space to expand and customize, this Mira River cottage is ready for your signature.

Built in 1976

Essential Information

MLS® #	202525657
Price	\$229,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,008
Acres	2.75
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 24th, 2025

Community Information

Address	2788 Grand Mira South Road
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Grand Mira South
County	Cape Breton
Province	NS
Postal Code	B1K 1K5

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	River

Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Microwave, Refrigerator
Heating	Baseboard
# of Stories	3
Stories	Three Or More
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Days on Market	8
Zoning	RU

Listing Details

Listing Office	Cape Breton Realty
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