

\$379,900 - 196 Puddle Road, Queensland

MLS® #202523145

\$379,900

1 Bedroom, 1.00 Bathroom, 378 sqft
Single Family on 0.84 Acres

Queensland, Queensland, Nova Scotia

DEVELOPMENT POTENTIAL! Located just minutes from Cleveland Beach and Queensland Beach, this 1-bedroom, 1-bathroom cottage offers both lifestyle and investment opportunity. The property is currently a registered Airbnb (HRM permit and provincial registration completed July 2025) and features views of The Puddle, a saltwater inlet with access to the ocean. A newly installed oversized septic system (July 2025) was designed to support two additional 1-bedroom cottages. Buyer to confirm development options with HRM. Topsoil and seeding over the septic system will be completed before closing. Zoned MU-1 and only a one-minute walk to the Rails to Trails, this property is well suited for short-term rentals, additional development, or your own coastal retreat. Seller open to negotiating contents/furnishings at additional cost. (id:6289)



Essential Information

Listing #	202523145
Price	\$379,900
Bedrooms	1
Bathrooms	1.00
Square Footage	378
Acres	0.84
Type	Single Family
Sub-Type	Freehold

Community Information

Address	196 Puddle Road
Subdivision	Queensland
City	Queensland
Province	Nova Scotia
Postal Code	B0J1T0

Amenities

Amenities	Park, Playground, Beach
Parking	Gravel, Paved Yard
View	Lake view

Interior

Appliances	Microwave, Refrigerator
Cooling	Heat Pump
# of Stories	1

Exterior

Exterior	Wood siding
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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