



New Brunswick Real Estate Board

## Memramcook New Brunswick

\$329,000

Welcome to 1009 Rue Principale, located in the peaceful countryside of Pre-d'en-Haut in the beautiful community of Memramcook. This well-maintained, one-owner bungalow offers comfort, space, and great potential for growing families or first-time buyers looking to enjoy quiet living while remaining just a short 1015 minute drive from all amenities in Dieppe. The main level features a bright and functional layout with a welcoming living room, a well-appointed kitchen, two spacious bedrooms, a full bathroom, and a convenient main-floor laundry room which could easily be converted into an additional bedroom, allowing for the possibility of a five-bedroom home. The partially finished basement adds valuable extra living space with two additional bedrooms and plenty of potential to further develop according to your needs. Pride of ownership is evident throughout, as the property has been lovingly maintained by its original owner. Heating is efficient with two mini-split heat pumps along with baseboard heating for added comfort year-round. Several important updates have been completed over the years, including the replacement of the septic tank in 2006, new roofing in 2022, and new gutters installed in 2023, offering added peace of mind for future owners. If you are looking for a solid home in a quiet rural setting, this property is one you will not want to miss. (id:6769)

Bedroom 11'8" x 11'8"

Bedroom 18'9" x 11'7"

Utility room 11'11" x 20'5"

Workshop 12' x 23'10"

4pc Bathroom 8'1" x 4'9"

Laundry room 8'1" x 10'2"

Bedroom 12'5" x 8'3"

Primary Bedroom 12'3" x 12'5"

Living room 24'9" x 12'5"

Kitchen/Dining room 17'4" x 9'4"

Listing Presented By:



Originally Listed by:

RE/MAX Quality Real Estate Inc.



Royal

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