



New Brunswick Real Estate Board

# Dieppe New Brunswick

\$519,000

RENTAL INCOME! Located in the heart of Dieppe, welcome to 36 Rue Pelagie, a versatile property offering space, functionality, and excellent income potential. Whether you are looking for a mortgage helper, an investment property, or a home with room for extended family, this one deserves a closer look. The main level features a bright open concept layout with cathedral ceilings, creating an airy and welcoming living space. The kitchen, dining, and living room flow seamlessly together, while patio doors lead to a charming 3-season sunroom overlooking the backyard. This level also offers 3 good-sized bedrooms, a full bathroom with laundry area, fresh paint throughout, and a recently updated mini split heat pump providing efficient heating and air conditioning. The lower level includes additional living space for the main unit with a family room and fourth bedroom, while the separate in-law suite offers its own private entrance, kitchen, dining and living area, full bathroom with laundry, and 2 bedrooms. The basement unit is currently rented and the tenant would like to remain, offering immediate rental income potential for buyers looking to offset mortgage costs. One of the standout features of this property is the oversized backyard with mature trees and two separate PID numbers, providing extra depth, rarely found in this price range. The property also offers both an attached double garage and a detached garage, creating ideal flexibility for owner occupants, hobbyists, storage needs, or allowing separate garage space for tenants. Located close to schools, public transit, shopping, restaurants, and everyday amenities, this property combines comfort, flexibility, and long-term value in one of Dieppes most desirable areas. (id:6769)

Listing Presented By:



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<https://philalbert.ca/>



Royal

LePage

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Bedroom 10'0" x 9'4"

Primary Bedroom 12'0" x 11'0"

Primary Bedroom 14'0" x 10'0"

Bedroom 12'4" x 10'0"

4pc Bathroom 5'0" x 9'0"

Bedroom 11'0" x 10'0"

Living room 10'0" x 11'4"

4pc Bathroom 6'0" x 9'0"

Kitchen 11'0" x 6'6"

Kitchen 17'5" x 11'0"

Bedroom 10'0" x 11'0"

Living room 17'5" x 12'0"

Family room 13'0" x 12'0"

Foyer x

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