



## Shediac New Brunswick

# \$1,285,000

New Brunswick Real Estate Board



This stunning waterfront home in downtown Shediac offers an incredible opportunity with two potential income-generating suites, each with separate entrances. The main house features 5 spacious bedrooms and 4 traditional styled bathrooms, with heated floors and a mix of central and ductless heating and cooling for year-round comfort. The main level includes 1 bedroom with a half bath, and the loft bedroom is located above the garage. The primary suite, with an ensuite and walkin closet and another bedroom are on the second level, while the 5th bedroom is in the apartment, complete with a kitchen, dining, living room, and full bathroom. The property has an incredible 13 ft retaining wall for safety and protection from the water, an integrated sound system, and an intercom system connecting the two-car attached garage, front door, and apartment. Additional amenities include a hot tub, an enclosed porch, an outdoor shower, and a weather satellite on the spiral staircase balcony. The attached two-car garage is heated by radiant heat, and there's also a single-car detached garage. The property includes a security camera system, although it's currently not in use. There is enough space here for renters, a family needing an inlaw suite or for a large family! This waterfront retreat is within walking distance to shopping, dining, and local events, making it the perfect place to call home...



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada

### Jocelyn Clements

RE/MAX Quality Real Estate Inc.

Phone: (506) 962-6269

<https://jocelynclements.remaxqualityrealestate.com/>

