



## Grande-Digue New Brunswick

**\$274,900**

New Brunswick Real Estate Board



Charming bungalow in Grande-Digue set on a private 3.2-acre lot with breathtaking west-facing views of Cocagne Bay and unforgettable sunsets. This home has seen numerous updates over the years and features a bright open-concept layout with beautiful wood-finished cathedral ceilings and hardwood floors throughout. The living area is highlighted by a large Palladian picture window overlooking the water. Down the hall you'll find two bedrooms and a full bath. The primary bedroom includes a walk-in closet and direct access to the backyard. Outside you'll find two storage sheds: an 8x12 baby barn and a larger 12x24 shed with a garage door and loft. Next to the home is a bonus 16x20 (non-insulated) outbuilding with laminate flooring. This flexible space could potentially be converted to a guest house, studio, or create additional living space. Ideally located just minutes from the areas sandy beaches, this property is close to all amenities in the town of Shedia and only 23 minutes to the Greater Moncton International Airport. The house was fully renovated inside and out in 2017 including a new roof, windows, decks, premium cedar siding, spray foam insulation in the crawlspace, new bathroom and an efficient ductless heat pump. It also benefits from having a new septic system installed in 2015. A perfect option for first-time buyers, someone looking to downsize, or as a year-round...



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