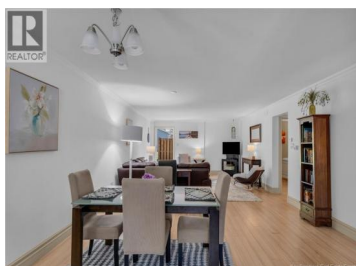
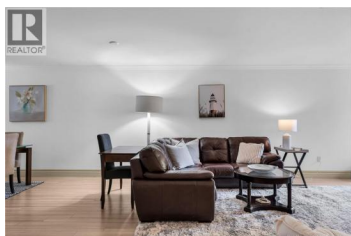




**Shediac New Brunswick**

**\$312,500**

New Brunswick Real Estate Board



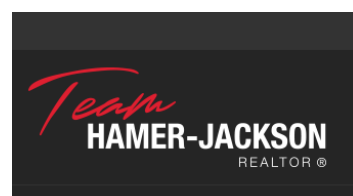
Enjoy easy, low-maintenance condo living in the heart of downtown Shediac. Unit 105 is a spacious main floor corner unit with 2 bedrooms and 1.5 baths. It features a bright open-concept layout that has been recently repainted and well cared for by the original owner. The modern kitchen includes white shaker-style cabinetry and flows nicely into the living and dining areas. It also includes a large private back deck with access to the beautifully landscaped common courtyard. Enjoy exceptional value with low ownership costs as the condo fees INCLUDE HEAT, water, sewage, lawn care, snow removal, and all exterior building maintenance. With NB Power rates on the rise, this home has electricity costs averaging around \$100/month year-round! Built to award-winning energy efficiency standards, this concrete building features triple-pane windows, radiant in-floor heat (new boiler in 2024), superior soundproofing between units and premium materials throughout. Just one block to the Shediac Bay Yacht Club and walking distance to downtown shops, restaurants, and trails to Parlee Beach. This is condo living at its finest. Call or text for more info or to schedule a private visit. (id:6769)

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