



**Saint-Andre-LeBlanc New Brunswick**  
**\$34,900**

This map is a graphical representation not intended to be used for legal descriptions or to calculate exact dimensions or areas. Please refer to survey plan.



Affordable large country lots! Located on the corner of Leblanc Road and Cormier Road, this newly created subdivision offers 5 spacious residential lots ranging from 2.6 to 3.7 acres in size. Great opportunity for buyers looking for space and privacy to build their dream home. Four lots are cleared and ready to build and one large L-shaped wooded lot offers added privacy. The land has been farmed for decades with excellent soil conditions and lots of topsoil already on site. Lots 07-1, 07-3, and 07-4 offer potential to be subdivided into two separate building lots in the future. Outdoor enthusiasts will love the easy access to nearby ATV and snowmobile trails. Located only 30 minutes from Moncton, 15 minutes to Shediac and all amenities are less than a 5 minute drive in the town of Cap-Pele, known for it's world-class sandy beaches. Call or text for more info or to schedule a site visit. (id:6769)

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