



New Brunswick Real Estate Board

## Shediac New Brunswick

\$398,900

UNIQUE OPPORTUNITY ZONED RESIDENTIAL AND COMMERCIAL! This beautifully renovated property offers unmatched versatility ideal as a charming residence or a prime commercial space. Situated on a spacious lot with ample parking, it guarantees excellent visibility for businesses while maintaining a welcoming residential feel. Step inside to a sleek, modern kitchen seamlessly flowing into the dining and living areas. The main floor also features a convenient laundry area and a stylish 2-piece bath. A heated, insulated front porch offers a relaxing year-round retreat. Upstairs, discover three cozy bedrooms and a well-appointed 4-piece bathroom. The insulated basement provides storage or expansion potential. Outdoor spaces impress with a large L-shaped front deck and a generous back deck perfect for entertaining or unwinding, lots of space left in the backyard for a pool, garden and much more. The detached garage adds valuable workspace or business. Though located on Main Street, superior insulation ensures a quiet, peaceful indoor setting. Just minutes from stunning beaches, golf courses, marinas, and scenic trails, within walking distance of top amenities. Shediacs thriving coastal charm makes it an exceptional choice for both business and leisure. Located just 15 minutes from the Moncton International Airport, this is a rare opportunity. Dont miss your chance to own a property that adapts effortlessly to your needs whether residential, commercial, or the perfect blend of both! (id:6769)

4pc Bathroom 8'3" x 8'8"

Bedroom 10'7" x 10'1"

Bedroom 11'6" x 12'7"

Primary Bedroom 13'10" x 11'4"

Foyer 10'4" x 11'4"

Sitting room 26'2" x 6'4"

Laundry room X

2pc Bathroom 7'3" x 7'6"

Living room 15'1" x 11'4"

Dining room 10'4" x 13'

Kitchen 15'8" x 13'

Listing Presented By:



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<http://www.janicerealty.ca/>



Royal

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