



New Brunswick Real Estate Board

## Shediac New Brunswick

\$549,900

Welcome to 74 Laforest Street! Built in 2020 this beautifully maintained two-storey home is located in a sought-after neighbourhood just minutes from Parlee Beach and the Pointe-du-Chene Wharf. Situated on a corner lot, this home offers great curb appeal with a wrap around front porch, paved double driveway, attached garage(20x16), fenced backyard and private back deck. Inside, the main floor features a spacious foyer and a bright open-concept layout. The living, dining, and kitchen areas are filled with natural light. The large kitchen is equipped with quartz countertops, stainless steel appliances, a center island and sleek black fixtures. Patio doors off the dining area lead to the backyard. A 2-piece bathroom and main-floor laundry add convenience. Upstairs, you'll find three generous bedrooms, including a bright primary, and a large main bath with double vanity and full tub/shower combo. A second mini-split adds comfort year around. The finished basement includes a spacious family room, fourth bedroom, storage, and a room already roughed-in for a future bathroom offering great potential for added value. The home is also roughed-in for central vac. Book your showing today! (id:6769)

4pc Bathroom 13'10" x 5'11"

Bedroom 9'6" x 11'2"

Bedroom 10'11" x 9'11"

Primary Bedroom 11'10" x 14'11"

Bonus Room 5'9" x 6'

Storage 7'3" x 13'

Bedroom 10'9" x 12'

Living room 20' x 12'

2pc Bathroom 6'6" x 5'

Kitchen/Dining room 19' x 12'

Living room 17'6" x 12'6"

Listing Presented By:



Originally Listed by:

RE/MAX Quality Real Estate Inc.



Royal

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