



## Elgin New Brunswick

\$79,900

Escape to nature on 9 acres +/- of pure outdoor paradise! This charming recreational camp is perfectly positioned on ATV Trail 3303 (off Trail 3306) and includes a deeded right-of-way for convenient, year-round access. Whether you're into ATVing, snowmobiling, hunting, or fishing, this property puts you right in the heart of adventure. Surrounded by lush forest, babbling brooks, and just minutes from the stunning Pollett River, this camp offers a peaceful retreat from the everyday. Built approximately 13 years ago, the structure is solid and partially wired for electricity, ready for your finishing touches. The main floor features an open-concept living area and a flexible room that could easily be converted into a bathroom. Upstairs, you'll find two spacious bedrooms, perfect for hosting family and friends. A drilled well is located on the property (not currently connected), and the camp is being sold as-is, with no warranty on the well's condition. With direct access to both ATV and snowmobile trails, this property is an ideal four-season basecamp for outdoor enthusiasts. Complete with a registered land title, it's ready for new owners to make it their own. Bring your tools, your creativity, and your sense of adventure; this rustic getaway has endless potential! This listing includes two PIDs, one with 5.07 acres and the second with 3.93 acres and the camp. Call your favourite REALTOR(R) today to schedule a private showing! (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Quality Real Estate Inc.

<https://calendar.app.google/XXjmK45684EB5Gvw5>



Royal

**LePage Kelowna**

#1-1890 Cooper Road, Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com