



New Brunswick Real Estate Board

## Shediac New Brunswick

\$420,000

Welcome to 17 Ohio! Prime location on a massive 0.48-acre lot, 2 minute drive to Parlee beach, a rare find in this thriving community! This property features 2 bedrooms, 2 full bathrooms, and a basement with in-law suite potential, offering flexibility for extended family or rental income. This home puts you close to everything while offering the space and privacy of a much more rural property. 28x36 detached garage ideal for entrepreneurs, hobbyists, or anyone looking for additional workspace. Whether you're looking for your first home, an investment property, or a chance to be part of Shediac rapid growth, this one checks all the boxes. Zoned General Commercial (GC) Don't miss out on this incredible opportunity! (id:6769)

Bonus Room 8' x 6'  
Bedroom 9' x 9'6"  
Storage 5'11" x 8'6"  
Bedroom 10' x 16'  
Living room 10' x 24'6"  
3pc Bathroom 6'9" x 7'6"

Living room 21' x 14'  
Laundry room 10' x 4'11"  
4pc Bathroom 7'11" x 7'  
Kitchen 11'6" x 13'6"  
Bedroom 7'11" x 12'  
Bedroom 12'6" x 12'

Listing Presented By:



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



**Royal LePage Locations West Realty**

484 Main Street, Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.