



New Brunswick Real Estate Board

## Durham Bridge New Brunswick

\$574,500

Welcome to 296 Upper Durham Road, a spacious and versatile two-story home perfectly designed for multi-generational living, extended family, or an income-producing suite. Set in a peaceful country setting, this property offers comfort, flexibility, and room for everyone. The home features 9 foot ceilings, complete ICF construction for energy efficiency. The main level offers a warm and inviting layout with an updated kitchen, bright living spaces, and easy access to the outdoors. Upstairs you'll find two comfortable bedrooms, including a generous primary complete with ensuite bathroom, along with a well-appointed full bathroom. The walkout lower level is a standout feature fully finished and offering a separate in-law suite complete with its own bedroom, bathroom, living area, and private entrance. Ideal for guests, family members seeking independence, or rental potential. With three bathrooms, plenty of storage, and a layout that supports both family life and privacy, this home offers exceptional value and flexibility. Whether you're looking for extra space or a home that can help offset monthly expenses, this property delivers. A wonderful opportunity in a community oriented rural location just minutes from town amenities, yet surrounded by nature and peace. (id:6769)

Bath (# pieces 1-6) 12' x 10'7"

Ensuite 11'2" x 10'5"

Bedroom 13'5" x 12'

Primary Bedroom 11'8" x 24'

Office 6'5" x 8'

Bath (# pieces 1-6) 12' x 8'3"

Kitchen 12'4" x 12'

Foyer 6' x 7'

Living room 12' x 12'10"

Bedroom 12' x 11'3"

Foyer 12' x 6'

Kitchen 11'9" x 13'

Dining room 13' x 11'7"

Ensuite 7' x 12'

Living room 20' x 12'

Listing Presented By:



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



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