

# \$104,900 - 63 Anagance Ridge RD

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## Listing ID: M152228

**\$104,900**

1 Bedrooms, 1 Bathrooms, 873 square feet  
Single Family

63 Anagance Ridge RD, Anagance, New  
Brunswick, E4Z1A3

### ATTENTION

INVESTORS/CONTRACTORS! Have you been tirelessly looking for your next project? Tired of viewing fixer-uppers crammed with the mess of past owners? Well, this may be what you've been searching for. Introducing 63 Anagance Ridge Road located in the peaceful rural Anagance area. Whether you're looking for a place of your own to fix up or another investment property, it's a blank canvas just waiting for the right handyman to take ownership! This charming 2-storey 4 Square style house features an unfinished foyer with storage in the rear, a spacious kitchen/dining area with a great deal of natural lighting, cozy living room, and fair sized 4-piece bathroom all on the main level. Upstairs boasts a family room with a large storage closet, and a large bedroom. The home has seen some notable recent renovations such as new click-flooring all throughout the home, mini-split, new vinyl windows, new steel doors, and updated drywall (some areas need to be redone). The exterior of the home features an older steel roof with new steel siding. The home sits on 780 square meters of mostly cleared land in a calm, quiet and relatively private setting. The front of the lot has large mature trees

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that add an extra privacy factor plus produce shade in the summer to help keep the house cool! So what are you waiting for? Don't let this opportunity pass you by! Call your REALTOR® to schedule a viewing today!  
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Listing Office:Royal LePage Atlantic