

\$199,900 - 13 Mill ST

Listing ID: M153046

\$199,900

3 Bedrooms, 2 Bathrooms, 1920 square feet
Single Family

13 Mill ST, Port Elgin, New Brunswick,
E4M2E5

It sounds like you've found a wonderful home in Port Elgin! Port Elgin is described as a beautiful and friendly little town, perfect for those seeking tranquility. The town offers various amenities, including a pharmacy, farmers market, post office, peaceful nature trails, Fire Department, Health Clinic and a Library making it an ideal place for families. The house itself is a storey and a half home, located at the end of the street, providing peaceful views of the Gaspereau River. On the main floor, you'll find an eat-in kitchen with laundry facilities, a living room with a mini-split heat pump for climate control, a bedroom, a den with an efficient wood stove, and an upgraded 3-piece bathroom featuring a walk-in tiled shower and radiant in-floor heating. There's also a covered front porch, perfect for enjoying your favorite book, and a back entrance mudroom, which is a convenient addition to any home. The second level of the house offers two spacious bedrooms, an office that can also be used as a walk-in closet, a full 5-piece bathroom, and a sitting room. The basement has been insulated with fire retardant spray foam, and the attic has additional blown-in insulation, resulting in an increased R-value of R50. Additionally, there is a large storage shed in the backyard.

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In terms of location, the house is situated close to beaches, walking trails, and offers easy access to PEI (Prince Edward Island) & Cap-Pele. Enjoy exploring the quaint & peaceful town of Port Elgin today!
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Listing Office: Assist 2 Sell Hub City Realty