

# \$274,900 - 8239 Route 117

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## Listing ID: M157605

**\$274,900**

2 Bedrooms, 1 Bathrooms, 1120 square feet  
Single Family

8239 Route 117, Black River Bridge, New  
Brunswick, E1N5K4

Welcome to 8238 route 117 in beautiful Black River Bridge. This property is sitting on a 2.23 acre lot and consists of a cozy two bedroom bungalow with 3 season sunroom and a MASSIVE detached garage with living space that could be a bachelor apartment. The home features a wrap around deck with side entrance, main floor features open concept kitchen, living and dining area with mini split heat pump, 2 bedrooms, 3pc bathroom and a laundry room. The detached garage/outbuilding can be used in many ways for you to discover. It features a large living space with mini split heat pump, a unfinished bathroom and kitchen and on the other side a workshop/garage. This home is located next to the Black River making it perfect for canoe, fishing and enjoying the view. Located 1h20 from Moncton and 25 minutes from Miramichi. Call, text or email today for your very own private viewing.  
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