

# \$329,900 - 1396 Champlain

---

## **Listing ID: M158376**

**\$329,900**

3 Bedrooms, 2 Bathrooms, 1250 square feet  
Single Family

1396 Champlain, Dieppe, New Brunswick,  
E4P6X5

HOME BUSINESS / FAMILY HOME or BOTH! LIMITLESS OPPORTUNITIES! Situated in the heart of Dieppe and ZONED COMMERCIAL, this DISTINCTIVE RESIDENCE currently serves as a multi-service business, adaptable for conversion into a hair salon, aesthetician studio, office space, and beyond. The main floor boasts a modern composite front deck with sleek metal railing, wheelchair accessibility, leading seamlessly into the front business area. Separated by a door, the rear section of the property features a lavish bathroom complete with laundry facilities, an inviting eat-in kitchen, and a rear sunroom characterized by soaring cathedral ceilings, complemented by a side door opening onto the expansive deck, perfect for enjoying the DELIGHTFUL BACKYARD with its charming garden plot and powered storage shed. Ascending to the upper level reveals two bedrooms and a convenient half bath. The unfinished lower level offers direct outdoor access. Additional features include a NEW METAL ROOF & GUTTERS installed in 2020, a NEW CARPORT and BACK DECK constructed in 2020, a NEW OIL TANK installed in 2019, a DOUBLE PAVED DRIVEWAY, GENERATOR PLUG, NEW MINI SPLITS in 2023, NEW

# \$329,900 - 1396 Champlain

---

BASEMENT WINDOWS in 2023, SOME  
ELECTRICAL UPDATES, and much more.  
Schedule your viewing today! (id:24320)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: Greater Moncton REALTORS® du Grand Moncton

Last Modified: 17/05/2024 07:29:00 PM

Listing Office: Keller Williams Capital Realty