

# **\$779,900 - 36 Acadie**

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## **Listing ID: M158803**

**\$779,900**

3 Bedrooms, 4 Bathrooms, 2112 square feet  
Single Family

36 Acadie, Bouctouche, New Brunswick,  
E4S2T2

**WOW OVER 5 ACRES OF**

**WATERFRONT!** This bungalow sits on a lot overlooking the Bouctouche River. The main level features an entrance with closet space, a large living room area offering stunning water views, a formal dining area, spacious kitchen with plenty of cabinet space along side a breakfast nook that connects to a family room, ideal spot to entertain friends and family. This level is completed with a half bathroom. On the upper level you will find 3 good size bedrooms, the primary having its own spacious walk in closet and private 3 piece ensuite. The secondary level also features an additional full bathroom. The lower level is unfinished but has a half bathroom along side an area that could easily be finished to your own taste and liking and converted into more living space or simply use the area as storage. The home is heated with a ducted heat pump system to provide both warmth and AC all while being energy efficient. The home also features a double attached garage. Outside you will find a 5.31 Acre lot offering you ample privacy and water frontage giving you a country feel all while being in city limits! Enjoy a sandy beach, Boat, jetski, kayak, canoe all from your very own yard. In proximity to many amenities

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including restaurants, convenience stores,  
grocery stores, clinics, beaches, wharfs,  
pharmacies, hospitals just to name a few!  
Roughly 30 minutes to Moncton, this place  
makes it quick & easy to get to a major city  
and access major retail brands such as  
Costco. (id:24320)

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Listing Office:EXIT Realty Associates