

# \$1,149,000 - 93 Principale ST

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## Listing ID: M158862

**\$1,149,000**

5 Bedrooms, 4 Bathrooms, 3665 square feet  
Single Family

93 Principale ST, Memramcook, New  
Brunswick, E4K1A7

Welcome to 93 Principale! This exceptional Dream property epitomizes luxury living just minutes from Greater Moncton Downtown Centre. Boasting panoramic views of the Bay of Fundy/Petitcodiac River, over 6 acres of pristine land, and more than 4,500 sq.ft. of meticulously designed living space, this home truly has it all. Step into the grand foyer, which sets the tone for elegance and sophistication. On the main level, you'll find an office and a bright Sitting & Living Room, perfect for relaxation and entertaining guests. The kitchen is a chef's dream with its open concept layout, large island, and dream pantry. The upscale Family Room offers the ideal space for gatherings and leisure time. Upstairs, discover five bedrooms, including a Primary Suite that boasts stunning sunset views. The walkout basement leads to a Double Attached Garage, Games Room, Half Bath, and Bonus Room, providing ample space for various activities. This property is equipped with modern conveniences such as a Bonus Room Wired for backup generator, Central Vac, and Dual Zone Ducted Heat Pump. Completed with a paved driveway, landscaping, and more, this dream property awaits its new owner. Don't miss outcall today to schedule a viewing!

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