

# \$299,900 - 35 Lionel RD

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## Listing ID: M159494

**\$299,900**

1 Bedrooms, 1 Bathrooms, 810 square feet  
Single Family

35 Lionel RD, Bouctouche, New  
Brunswick, E4S5L7

Discover your perfect water-view retreat in Bouctouche Sud! This cozy 1-bedroom home boasts an additional 2 non-conforming bedrooms downstairs, offering flexibility for guests or a home office. The main level features a convenient 3pc bathroom/laundry room combo, while the open-concept kitchen and living area create a welcoming space for gatherings. Outside, a spacious patio overlooks the picturesque Little Bouctouche River ideal for barbecues and entertaining. With easy water access just down the driveway between the two posts, outdoor adventures await! This home has been extensively renovated. Highlights include a new roof (1 year old) and new siding, new electric plugs, switches and light fixtures, new plumbing and complete bathroom renovation, new floor, kitchen cabinets and fixtures. Pride of ownership shows. Close to beaches, and only 35 minutes from Moncton this property is a great opportunity for first-time home buyers, down-sizers or those seeking a cozy retreat. Don't miss out. Call your REALTOR® today for a showing. (id:24320)

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Listing Office: Keller Williams Capital Realty