

# \$469,900 - 217 Old Station

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## Listing ID: M159712

**\$469,900**

3 Bedrooms, 2 Bathrooms, 1148 square feet  
Single Family

217 Old Station, Miramichi, New  
Brunswick, E1N3C3

Welcome to 217 Old Station Road, a beautifully maintained 3-bedroom, 2-bathroom home in the heart of Miramichi. This property seamlessly blends modern amenities with charming features, making it the perfect place for you to call home. The main floor boasts spacious, light-filled bedrooms and modern bathrooms designed for comfort and convenience. The recently upgraded basement offers incredible potential; with its own driveway and entrance, it can easily be converted into an apartment for extra income or additional living space. Recent upgrades include a new roof, just three years old, and recently replaced basement windows and front door, enhancing both energy efficiency and security. Stay comfortable year-round with two new mini splits and a new air exchanger, and enjoy the added benefit of new digital thermostats upstairs. Insulation will be blown in before closing, ensuring your new home is cozy and energy-efficient. **INCOME OPPORTUNITY** : This property features two large driveways, and the spacious basement can be accessed through the back door, where the shared laundry could be. The outdoor space is equally impressive. Enjoy fresh fruit from your own mini orchard, featuring three apple trees, an

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ornamental crab apple tree, and raspberry and blueberry bushes. The 16x24 guest house/storage area, complete with power, offers versatile space for guests, storage, or a workshop. (id:24320)

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Listing Office:EXIT Realty Associates