

# \$405,000 - 789 Amirault

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## Listing ID: M159721

**\$405,000**

3 Bedrooms, 2 Bathrooms, 1610 square feet  
Single Family

789 Amirault, Dieppe, New Brunswick,  
E1A1E1

Discover the perfect retreat in this snug, older country-style home, nestled on just under two acres of land (not for development) with a captivating backdrop of mature mixed-growth woods and protected habitat. Enjoy the tranquility of rural living while still benefiting from city amenities just minutes away from Dieppe City Hall. Step inside to find a thoughtfully laid out main floor, featuring a spacious living room, a generously sized eat-in kitchen, a separate dining room with a bay window, and a convenient laundry/half bathroom. Indulge in outdoor living on the 12 x 20 screened-in and roofed-over back deck, perfect for enjoying the natural beauty that surrounds you. Explore the winding 17 km walking/bike trail that cuts through the property's back, providing endless opportunities for outdoor adventures amidst nature's embrace. Upstairs, three bedrooms await, each boasting windows on two walls and ceiling fans. A well-appointed four-piece bathroom completes the upper level, offering a serene sanctuary for relaxation. Quality upgrades include E-glazed windows throughout (warm in winter and cool in summer), and a new GAF roof installed in December 2021 with transferable warranty. Additional amenities include a paved

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driveway with turn-around space, perennial garden, and garden shed. This home offers the perfect blend of rural tranquility and urban convenience for discerning buyers seeking a nature lover's paradise. (id:24320)

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