

# \$499,900 - 117 Labatture

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## Listing ID: M160498

**\$499,900**

4 Bedrooms, 3 Bathrooms, 776 square feet  
Single Family

117 Labatture, Shediac, New Brunswick,  
E4P1Y1

Welcome to 117 Labatture, a coastal home in Shediac, NB Ideally located near stunning beaches & recreational options, this home exemplifies coastal living in a friendly community. The private yard is meticulously landscaped with flowers and trees, providing a serene setting for outdoor relaxation. A standout feature is the charming three-season room, perfect for morning coffee, reading, or entertaining. Inside, the warm and inviting interior exudes comfort and charm. The main floor features a spacious living room with large windows that flood the space with natural light. The open-concept layout seamlessly connects the living room to the dining area and kitchen, creating an ideal space for family gatherings. The well-appointed kitchen offers ample cabinetry, modern appliances, and a convenient layout for meal preparation. The home includes three comfortable bedrooms with ample closet space and large windows with views of the surrounding greenery. The finished basement adds valuable living space, perfect for a family room, home office, or fitness area, along with additional storage space. Additional Features: Heat pump 2-year-old roof Energy-efficient windows and doors Indoor propane fireplace Dont miss this

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opportunity to own a stunning home in one of Shediacs most desirable neighbourhoods.

This property is a must-see! For more information or to book a viewing, please contact REALTOR®. (id:24320)

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