

# **\$359,900 - 41 Smith AVE**

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## **Listing ID: M160819**

**\$359,900**

3 Bedrooms, 2 Bathrooms, 990 square feet  
Single Family

41 Smith AVE, Shediac, New Brunswick,  
E4P2S8

Charming Bungalow in the Heart of Shediac, NB. Pride of ownership is evident throughout this well-kept bungalow.

Situated within walking distance to downtown Shediac and just a few minutes' drive to the popular Parlee Beach, this home offers easy access to all major amenities. As you pull into the paved driveway, you'll be greeted by a beautifully landscaped yard filled with vibrant flowers and shrubs. The backyard serves as a private oasis, featuring a back patio perfect for entertaining during BBQ season. This lovely home comes mostly furnished, with the furnishings included in the price. For details on the list of included items, please request additional information. Home features 3 bedrooms, 2 full baths, eat-in kitchen, spacious living room with a propane fireplace, family room in the basement with 2 hobby rooms with windows, laundry room and a large storage room. Main floor offers plenty of updated windows that offer an abundance of natural light in the house. Extra features include 2 mini split HEAT PUMPS (one up and one down), re-finished hardwood floors in 2015 for the main floor, NEW ROOF SHINGLES (2009 approx.), NO CARPET and a Energuide reading of 79 for this home.

Leases included HB Hot Water Tank, Irving

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Propane Tank and St. John Energy main floor Mini Split. Don't miss out on this fantastic opportunity! Call today to schedule a private showing! (id:24320)

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