

# \$249,900 - 10443 Principale

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## Listing ID: M160840

**\$249,900**

2 Bedrooms, 2 Bathrooms, 1288 square feet  
Single Family

10443 Principale, Saint-Louis-de-Kent,  
New Brunswick, E4X1E6

Welcome to 10443 Rue Principale, Saint-Louis! **\*\*MORTGAGE HELPER\*\*** This home sits on a nice lot in the community of Saint-Charles and features an IN-law suite which could easily be transformed into its own separate unit creating a duplex! Ideal for someone wanting to rent one side as a mortgage helper or move in with friends or family! The main level features a kitchen area with plenty of cabinet space in combination with a dining spot, a living room, a full bathroom and a bedroom. The upper level consists of a kitchen/dining room area combo, a large living room, another bedroom and a full bathroom that features laundry! The home also features nice hardwood flooring and is heated with a mini split heat pump! Outside you will find a nicely landscaped lot with a baby barn, ideal for storing gardening equipment, lawn tractor, snowblower or use as a small workshop! On the ground you will also find a small gazebo, perfect for those summer nights! Located in proximity to wharfs, giving you all the opportunity to Boat, canoe, kayak, jetski all a short distance away. Walking distance to restaurants, grocery stores, pharmacies, clinics, community centres, banks and many local schools just to name a few! Plenty of tourist

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attractions in the area, Bouctouche dunes a 25 minutes away, the Kouchibouguac national park 5 minutes away. Roughly 45 minutes to Moncton, 45 minutes to Miramichi, this place makes it quick and easy to get to a major cities & access major retail stores such as Costco. (id:24320)

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Listing Office:EXIT Realty Associates