

# \$299,900 - 2250 Saint Ignace

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## Listing ID: M161092

**\$299,900**

2 Bedrooms, 2 Bathrooms, 1390 square feet  
Single Family

2250 Saint Ignace, Saint-Ignace, New  
Brunswick, E4X2K4

AMAZING OPPORTUNITY! 10+ acres of land! Welcome to 2250 Ch Saint-Ignace, located in a nice and quiet community this place has much to offer, the main level features a sunroom area which could be used as a family room with laundry, a large kitchen / dining room area, the kitchen having plenty of storage and cabinet space. This level is completed with a living room, a full bathroom and 2 bedrooms. The lower level features a half bath, gym area (could be a living room), 2 large storage room and a maintenance / electrical room. This property also features an attached garage AND a detached garage, perfect for storing ATVs, snowmobiles, cars lawn care & gardening equipment or use them as a workshop! 10 + acres of land, mostly wooded is ideal for nature lovers! Both ATV and snowmobile trails in the area. 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 attractions in the area, Bouctouche dunes a 25 minutes away, the Kouchibouguac national park 10 minutes away. Roughly 50 minutes to Moncton, 45

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minutes to Miramichi, this place makes it quick and easy to get to a major cities & access major retail stores such as Costco.  
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Listing Office:EXIT Realty Associates