

# \$449,900 - 446 Main ST

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## Listing ID: M161133

**\$449,900**

3 Bedrooms, 2 Bathrooms, 1085 square feet  
Single Family

446 Main ST, Shediac, New Brunswick,  
E4P2G5

### ZONING RESIDENTIAL OR

COMMERCIAL - This bungalow is situated directly on Main Street in Shediac, offers the perfect blend of city living and serene privacy. The property provides a unique lifestyle experience: urban vibes at the front and total relaxation in the backyard. The main floor features a bright and airy open concept design with 2 bedrooms, 1 bathroom, a cozy sunroom, and an open concept kitchen and dining area. Skylights in the foyer are a delightful feature and welcome you with abundant natural light, while large windows throughout the home ensure a sunlit ambiance. For added comfort, a mini-split AC system is installed on the main floor. Step outside to enjoy the expansive backyard deck, complete with a unique drop section, ideal for entertaining or simply unwinding. Additional amenities include a detached garage, a handy shed, and a charming moon-shaped paved driveway. The location is unbeatable, just minutes away from the walking trail, Parlee Beach, shopping areas, and just under 5-minute drive to the major highway. The basement adds incredible value with a third bedroom, a 2-piece bathroom, and a large family room that can easily be converted into a fourth bedroom and a family room.

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There's also a small open area perfect for a home office. The house is currently used as a business and was fully renovated in 2011, including updates to plumbing, electrical, roof, kitchen, floors, and windows. Dont miss out on this perfect blend of comfort and, convenience. (id:24320)

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Listing Office:EXP Realty