

# \$649,900 - 136 S Shediac River

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## Listing ID: M161206

**\$649,900**

2 Bedrooms, 1 Bathrooms, 1124 square feet  
Single Family

136 S Shediac River, Shediac River, New  
Brunswick, E4R1Y3

**\*\*STUNNING WATER VIEWS //**

**LANDSCAPED LOT WITH MATURE**

**TREES\*\*** Welcome to 136 South Shediac

River, featuring canExel engineered siding,

The main level offers a large living room

with wood stoves and cathedral ceilings,

leading into your kitchen dining room area,

the kitchen features a propane stove. On this

level you will also find a sunroom with

plenty of windows that bring in lots of

natural lighting from here you will be able

to access your backyard patio, perfect for

BBQ season and entertaining friends and

family. The main level is completed with 2

bedrooms and a 4 piece bathroom with

soaker tub. Downstairs you will find a walk

out basement with a large family room, bar

area, cold room, utility room and a massive

garage/workshop space, ideal for storing

lawn care equipment, tools and much more!

Outside you will find a 30x24 Detached

garage with tall doors, ideal to store

campers, ATVs, snowmobiles, cars and

more! The lot features stunning views of the

river and is the ideal spot to sit back and

enjoy the view! Immaculate landscaping

and matures trees give this property a

unique touch! Located in one of the most

sought after areas, easy access to amenities

such as beaches, wharfs, tourists attractions,

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grocery stores, convenience stores, schools, local commerce and much more! Roughly 20 minutes to Moncton this spot makes it quick and easy to get to a major city. Universities and Hospitals all a short distance away! \*\*lot to be subdivided new PID assigned at closing\*\* (id:24320)

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Listing Office:EXIT Realty Associates