

# \$329,900 - 345 Eel River RD

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## Listing ID: M161262

**\$329,900**

2 Bedrooms, 1 Bathrooms, 1100 square feet  
Single Family

345 Eel River RD, Baie-Sainte-Anne, New  
Brunswick, E9A1N8

Bungalow in Baie Ste Anne with large double detached garage with 12 foot ceiling and fenced in 2 stall insulated horse barn. This is ideal for the animal lovers with loads of potential on 2.44 acres. Main level has lovely kitchen with separate dining room open to the living room, 2 bedrooms on the main, primary has garden doors to back deck and 4pc bath/laundry. Lower level has large family room with wood stove, utility room and 2 good sized bedrooms (non conforming) . Major updates in the past few years are roof shingles in 2019, septic in 2022, Double detached garage in 2020, Wood Stove/chimney 2021, Horse barn and fencing. Interior has lots of updates and is still in need of some cosmetic finishing to complete this home. Approx 40 mins to Miramichi and 1.5hrs to Moncton. Call your REALTOR® today to view or for more information. (id:24320)

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Listing Office:EXIT Realty Associates