

# \$219,900 - 487 La Vallee

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## Listing ID: M161387

**\$219,900**

2 Bedrooms, 1 Bathrooms, 920 square feet  
Single Family

487 La Vallee, Memramcook, New  
Brunswick, E4K3C7

Welcome to 487 La Vallee in Memramcook, this beautiful country 1 1/2 story home is ready for its new owners. The main floor offers a semi open floor plan with a cozy living room off to the right of the entry, leading into the open kitchen and dining area which also offers main floor laundry. The upper level has 2 good sized bedrooms and a 4pc bathroom. The basement is unfinished and exterior walls have been spray foamed for extra insulation value. Other upgrades include: New Shingles 2024, new gutter system with lifetime warranty (ones with covers so you don't have to clean them), dishwasher and stove are new, UV light, new sump pump 2023, furnace was installed when current owner purchased. and Breaker Panel. Call to arrange your private viewing today!  
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Listing Office:Royal LePage Atlantic