

# \$359,900 - 94 Watts Road, York

MLS® #202518163

**\$359,900**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

York, York, Prince Edward Island

Welcome to 94 Watts Road in Grand Tracadie, a modern and inviting 2 bedroom home just minutes from the beautiful north shore of Prince Edward Island. Built only 3 years ago, this open concept, single level home offers a versatile layout that is perfect for seniors seeking easy one level living, a small family looking for a quiet coastal location, or an investor searching for a turnkey rental property. Set on a spacious 0.81 acre lot, the property combines modern comfort with outdoor living. A large deck and patio create the ideal space for summer gatherings, while the fire pit area offers a cozy spot for evenings under the stars. The property also includes a well built wired shed, providing ample storage or workspace for hobbies and tools. This home has an impressive track record as a seasonal rental. For 40 nights each summer, it has been fully booked on Airbnb at 250 dollars per night, achieving zero percent vacancy. The owners have enjoyed living here for the other 10 months of the year, ensuring the home is exceptionally maintained. Adding even more potential, the owners have started building a second structure on the property that is 24 feet by 14 feet. It is currently an empty shell with windows, an awning, and full electrical wiring. It could easily serve as a fully functional workshop or be finished into a rentable cottage, adding additional income potential to the property. Location is key and 94 Watts Road is only minutes from Crowbush and Stanhope golf courses, the pristine Lakeside



Beach and Blackbush Resort. Excellent dining options such as Finfock and Richards are also nearby, along with the scenic Gulf Shore Parkway. This property is ideal as a year round home, a seasonal retreat, or an investment opportunity with room for growth.  
(id:6289)

Built in 2022

**Essential Information**

Listing #	202518163
Price	\$359,900
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Freehold
Style	Character

**Community Information**

Address	94 Watts Road
Subdivision	York
City	York
Province	Prince Edward Island
Postal Code	C0A1P0

**Amenities**

Amenities	Golf Course, Park, Playground
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**Interior**

Appliances	Oven, Stove, Dryer, Washer, Microwave, Refrigerator
Heating	Electric Baseboard heaters, Wall Mounted Heat Pump

**Exterior**

Exterior	Vinyl
Exterior Features	Partially landscaped

**Listing Details**

Listing Office

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