

\$699,000 - 42 Blue Heron Crescent, North Rustico

MLS® #202522401

\$699,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

North Rustico, North Rustico, Prince Edward Island

Rare North Rustico water-view gem! Beautiful coastal home in pristine condition, overlooking North Rustico Harbour on a private .43 acre lot, located in upscale Oceanview Estates Subdivision. This 4yr old home features 1200sq/ft of one-level living, has 3 bedrooms, 2 full baths, and consists of a large, private primary suite with walk-in closet and ensuite bath. The modern open-concept design has 14ft ceilings, and breathtaking windows that bathe the home in tons of natural light, allowing you to take in the panoramic water views of North Rustico Harbour, not to mention the beautiful sunrises. Quality finishings throughout the home, including quartz countertops, large kitchen, heat pump and electric heating make this year-round home warm and low maintenance. Private beach access is just steps away, where you can launch your kayaks, and paddle down to restaurants and the renowned North Rustico boardwalk, go fishing, or make your way to beautiful Barachois beach. Outdoors, you'll find a huge wrap around deck, with a large custom built-in 12x12 gazebo to enjoy the breathtaking views and beautifully landscaped yard. There is also a 12x16ft quality built shed offering tons of storage. This house is a 3 min drive from downtown North Rustico where all amenities such as grocery store, bank, gas station, pharmacy, hardware store, restaurants, boardwalk, shops, wellness center, etc. are available. Charlottetown is a



20 min drive, Provincial Parks and beaches, just 5mins. away. This is more than a home- it is a lifestyle- in a prime location, one of the most sought-after locations on PEI. A peaceful retreat in a quiet neighborhood, where you can relax and watch the boats go by, and be close to all the amazing amenities the town has to offer. The entire home was freshly painted throughout in 2024, it is on a central water system, and has covenants in place to protect your investment. If you are looking for a home that is move-in ready- d (id:6289)

Built in 2023

Essential Information

Listing #	202522401
Price	\$699,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Freehold
Style	Character

Community Information

Address	42 Blue Heron Crescent
Subdivision	North Rustico
City	North Rustico
Province	Prince Edward Island
Postal Code	C0A1N0

Amenities

Features	Sloping
View	View of water

Interior

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

Cooling Air exchanger

Exterior

Exterior Vinyl
Foundation Concrete Slab

Listing Details

Listing Office ROYAL LEPAGE PRINCE EDWARD REALTY



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