

\$925,000 - 3189 Rte 17, Gaspereaux

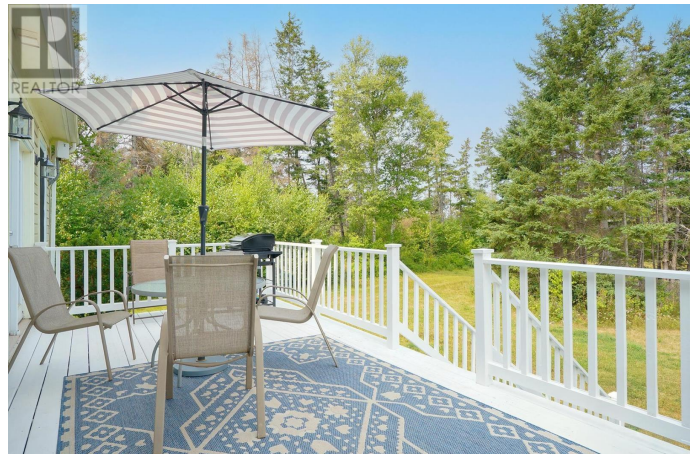
MLS® #202525362

\$925,000

4 Bedroom, 5.00 Bathroom,
Single Family on 4.77 Acres

Gaspereaux, Gaspereaux, Prince Edward Island

Waterfront, Private and Executive Style Home! Welcome to Gaspereaux, one of Prince Edward Island's most scenic coastal communities, where relaxed living meets natural beauty. Just minutes from Montague and only 1.5 km from the sandy shores of Panmure Island Beach, this area is cherished for its welcoming lifestyle, access to fresh seafood, and breathtaking views over the water. Set on approximately 4.9 acres, this waterfront property features a private walkway to the beach, providing endless opportunities for seaside strolls, kayaking, and summer gatherings. The spacious 2007-built home offers four bedrooms and four bathrooms, with all essentials, including a kitchen, dining area, living room, family room, laundry room, conveniently located on the main level. The huge, unfinished basement offers potential for expanding your living space. Extensively updated, the home includes new fibreglass roof shingles (May 2025), four new heat pumps (main floor February 2025, upper level November 2024), fresh exterior paint, and stylish lighting upgrades. In 2024, the back deck was replaced to take in those picture-perfect water views. The garage offers an optional wood stove, and above it, you'll find a bright secondary suite, an open-concept studio with kitchenette and a 3/4 bathroom, perfect for guests, rental income, or multigenerational living. Whether you're seeking a year-round residence or an



income-generating property, this retreat delivers privacy, comfort, and convenience close to town. Don?t miss your chance to own a rare piece of waterfront paradise on PEI.
(id:6289)

Built in 2007

Essential Information

Listing #	202525362
Price	\$925,000
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Acres	4.77
Year Built	2007
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3189 Rte 17
Subdivision	Gaspereaux
City	Gaspereaux
Province	Prince Edward Island
Postal Code	C0A1R0

Amenities

Features	Partially cleared
Parking	Attached Garage, Gravel
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Central Vacuum, Satellite Dish, Cooktop - Electric, Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Electric, Oil, Wood Forced air, Furnace, Wall Mounted Heat Pump
# of Stories	2

Exterior

Exterior	Wood siding, Other
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office POWERHOUSE REALTY PEI INC



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