

\$499,900 - 326 Chem De La Grande Riviere, Saint-Léonard

MLS® #NB105749

\$499,900

4 Bedroom, 3.00 Bathroom, 2,300 sqft
Single Family on 1.60 Acres

N/A, Saint-Léonard, New Brunswick

For more info please click the Multimedia button. Immaculate riverfront 4 Bed 2.5 Bath on private treed lot. Easy access to Hwy 2, Grand falls(10 mins) and Edmundston(20 mins) are a short drive to many amenities with St. Leonard just seconds away! Enjoy river views from almost every room in the home. The main floor offers 3 of the bedrooms, one of which has its own 3 piece ensuite bath. This floor also features it own living room, main floor laundry and large mudroom closet. The upper level features a large master bedroom with 5 piece ensuite with large soaker tub and large closet. The room easily accommodates a king size bed with plenty of room for side tables. The open concept living/dining/kitchen area is provided with plenty of natural light via the 12 sliding doors and transom windows. the kitchen has a large 8x3ft island, dual fridge/freezers, electric stove, dishwasher, over range microwave and large pantry/workspace for prep and bakers needs. The basement is completely open concept with studded and drywalled walls, ready for even more living space. There you will find a wood stove with duct work for circulation, brand new energy efficient heat pump water heater(2024) for even more savings, full Culligan water filtration(2022) and deep freezer. The rear of the home features a two tier deck with a hot tub, gazebo(2023), and porch swing to enjoy the sounds of nature. 2 car ports(15.7x24ft)



are on both sides of a (16.5x24)
garage/workshop. Don't miss the opportunity!
(id:6289)

Built in 2017

Essential Information

Listing #	NB105749
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,300
Acres	1.60
Year Built	2017
Type	Single Family
Sub-Type	Freehold

Community Information

Address	326 Chem De La Grande Riviere
Subdivision	N/A
City	Saint-LÃ©onard
Province	New Brunswick
Postal Code	E7E2K5

Amenities

Features	Treed, Balcony/Deck/Patio
Parking	Carport, Detached Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Heating	Wood Baseboard heaters, Heat Pump, Stove
Cooling	Heat Pump, Air exchanger
# of Stories	2

Exterior

Exterior	Vinyl
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Foundation

Concrete

Listing Details

Listing Office

Easy List Realty



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