

# \$285,000 - 254 Basin Street, Grand-Sault/grand Falls

MLS® #NB118232

**\$285,000**

4 Bedroom, 3.00 Bathroom, 2,357 sqft

Single Family on 0.20 Acres

N/A, Grand-Sault/grand Falls, New Brunswick

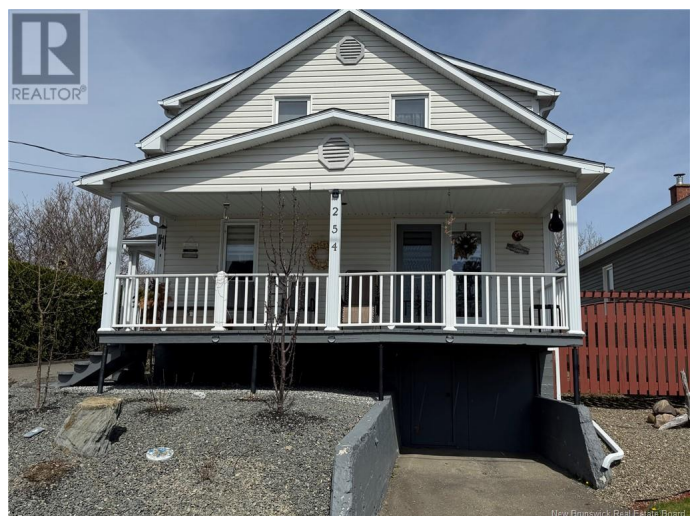
This lovely 3-bedroom, 1.5-bathroom home is full of charm and sits on a friendly, quiet street just minutes from everything you need: schools, shops, parks, and more! It features a bright and comfortable layout, perfect for family living, with a walk-out basement offering great extra space. The attached 1-bedroom, 1-bathroom suite is a fantastic bonus ideal for in-laws, guests, or even a little extra income. Outside, you'll find a large detached double garage and plenty of room to park. Whether you're starting out, growing your family, or looking for a place with flexible living options, this home is ready to welcome you! (id:6289)

Built in 1943

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | NB118232      |
| Price          | \$285,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,357         |
| Acres          | 0.20          |
| Year Built     | 1943          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 254 Basin Street        |
| Subdivision | N/A                     |
| City        | Grand-Sault/grand Falls |
| Province    | New Brunswick           |
| Postal Code | E3Z2J3                  |

### Amenities

|              |                         |
|--------------|-------------------------|
| Parking      | Detached Garage, Garage |
| # of Garages | 2                       |

### Interior

|         |                                       |
|---------|---------------------------------------|
| Heating | Electric Baseboard heaters, Heat Pump |
| Cooling | Heat Pump                             |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior          | Vinyl      |
| Exterior Features | Landscaped |
| Foundation        | Concrete   |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Prestige |
|----------------|-----------------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 21st, 2025 at 11:46pm PDT