

\$949,900 - 28 Ryan Lane, Grand-Barachois

MLS® #NB119261

\$949,900

5 Bedroom, 4.00 Bathroom, 3,277 sqft
Single Family on 2.32 Acres

N/A, Grand-Barachois, New Brunswick

Here's your rare opportunity to own a stunning waterfront retreat nestled along the tranquil Kouchibouguac River. Located in the sought-after community of Grand-Barachois, this spacious and versatile home offers 5 bedrooms, 3.5 bathrooms, and breathtaking views. From the moment you arrive, the beautiful landscaping and wrap-around porch set the tone for the charm and warmth found throughout the property. Step inside to a cozy living room featuring a striking stone fireplace. Continue through French doors to an open-concept kitchen and dining area, where windows frame the river view, bringing nature right into your home. Off the kitchen is the back deck, complete with a gazebo and pergola ideal for entertaining. Enjoy year-round comfort with geothermal heating and cooling, offering efficient, eco-friendly climate control in every season. The attached double garage is equipped with its own mini-split heat pump and a fully finished loft offers endless potential for a guest suite, studio, or home office. The second floor boasts three generous bedrooms, a full 4-piece bathroom with laundry, and a primary suite featuring a walk-in closet, private 3-piece ensuite, and its own private balcony. The fully finished basement accessible from both the main house and the garage adds even more flexibility with an additional bedroom and a 3-piece bath, making it ideal for multigenerational living or hosting extended family. Perfectly located near all amenities yet



immersed in nature. (id:6289)

Essential Information

Listing #	NB119261
Price	\$949,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	3,277
Acres	2.32
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	28 Ryan Lane
Subdivision	N/A
City	Grand-Barachois
Province	New Brunswick
Postal Code	E4P7M9

Amenities

Parking	Attached Garage, Garage, Heated Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Geo Thermal Baseboard heaters, Heat Pump
Cooling	Heat Pump

Exterior

Exterior	Wood
Foundation	Concrete

Listing Details

Listing Office	Keller Williams Capital Realty
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Listing information last updated on October 21st, 2025 at 6:16am PDT