

# \$289,900 - 12 Soucy Lane, Grand-Sault/grand Falls

MLS® #NB120180

**\$289,900**

3 Bedroom, 2.00 Bathroom, 1,124 sqft

Single Family on 0.60 Acres

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

Welcome to this beautifully maintained 3-bedroom, 1.5-bathroom home, perfectly situated on a spacious 0.57-acre lot just minutes from the heart of Grand Falls. Enjoy breathtaking views of the Grand Falls and the serenity of nature, all while being conveniently close to shopping, schools, restaurants, and other essential amenities. This warm and inviting home offers a functional layout ideal for families or those seeking extra space. The main floor features a bright and spacious living room, a well-appointed kitchen with ample cabinetry perfect. Upstairs, you'll find three comfortable bedrooms and a full bathroom, while a convenient half-bath adds extra practicality. One of the standout features of this property is the large double attached garage, providing ample room for parking, storage, or a workshop area. Step outside to enjoy the expansive yard a rare find within town limits ideal for gardening, outdoor gatherings, or simply soaking in the natural beauty around you. Whether you're looking for your first home, a peaceful retreat, or an investment opportunity, this property has it all. (id:6289)

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | NB120180  |
| Price     | \$289,900 |
| Bedrooms  | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Half Baths     | 1             |
| Square Footage | 1,124         |
| Acres          | 0.60          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 12 Soucy Lane           |
| Subdivision | N/A                     |
| City        | Grand-Sault/grand Falls |
| Province    | New Brunswick           |
| Postal Code | E3Y1A7                  |

### Amenities

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

### Interior

|         |                     |
|---------|---------------------|
| Heating | Electric Forced air |
|---------|---------------------|

### Exterior

|                   |            |
|-------------------|------------|
| Exterior          | Vinyl      |
| Exterior Features | Landscaped |
| Foundation        | Stone      |

### Listing Details

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



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