

# \$995,000 - 46 Leonce Street, Haute-Aboujagane

MLS® #NB121348

**\$995,000**

5 Bedroom, 6.00 Bathroom, 5,003 sqft  
Single Family on 2.00 Acres

N/A, Haute-Aboujagane, New Brunswick

**\*\* ADJUSTED PRICE \*\*** for a spectacular riverfront property, 2 acres professionally landscaped with a total of 5 bedrooms and 5 ½ baths; included in this is an attached unit with 2 bedrooms (each with ensuite bath), living room, kitchen and mini-split. ideal for in-law or granny suite or accommodation for visitors. Off the end of the lot you have access to water sports and fishing ideal for kayaking, canoeing, jet skiing, etc. In the winter direct access to snowshoeing, snowmobiling, skiing. Main house has many attractive features: great room with floor-to-ceiling cultured stone woodburning fireplace, water views from most rooms, separate TV room/library, in-floor heating, large storage room, 25x23 ft. 2-car garage and separate workshop; large circular paved drive with lots of parking. Large deck overlooking water, ideal for entertaining or simply viewing nature at its best; birds (eagles, ospreys, herons, ducks, kingfishers, etc.) as well as spectacular sunrises and sunsets. Excellent location: 8 min to Shediac and 20 min to Moncton; 5 min. to 36-hole golf course; 5-15 min. to sandy beaches; 15 min. to airport. **CLICK ON THE MULTIMEDIA ICON TO SEE THE WALK-THROUGH VIDEO.** (id:6289)

Built in 2005

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | NB121348  |
| Price     | \$995,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 6.00          |
| Half Baths     | 1             |
| Square Footage | 5,003         |
| Acres          | 2.00          |
| Year Built     | 2005          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 46 Leonce Street |
| Subdivision | N/A              |
| City        | Haute-Aboujagane |
| Province    | New Brunswick    |
| Postal Code | E4P9C7           |

### Amenities

|               |                                        |
|---------------|----------------------------------------|
| Features      | Level lot                              |
| Parking       | Attached Garage, Garage, Heated Garage |
| # of Garages  | 2                                      |
| View          | River view                             |
| Is Waterfront | Yes                                    |
| Waterfront    | Waterfront on river                    |

### Interior

|         |                                                           |
|---------|-----------------------------------------------------------|
| Heating | Electric, Wood Baseboard heaters, Heat Pump, Radiant heat |
| Cooling | Heat Pump                                                 |

### Exterior

|                   |                |
|-------------------|----------------|
| Exterior          | Wood           |
| Exterior Features | Landscaped     |
| Foundation        | Concrete, Slab |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Creativ Realty |
|----------------|----------------|



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 28th, 2025 at 2:01am PDT