

# \$257,000 - 1908 Rte 776 Route, Grand Manan

MLS® #NB125004

**\$257,000**

3 Bedroom, 1.00 Bathroom, 1,100 sqft  
Single Family on 0.62 Acres

N/A, Grand Manan, New Brunswick

Welcome to 1908 Route 776, Grand Manan offering an ocean view, a well-maintained, inviting 3-bedroom, 1-bath home just steps from everything that makes island living special. Nestled within easy reach of the islands only sandy beach, the local golf course, popular take-out spots, and Tides Inn & Social the islands exclusive fine-dining gastropub this property offers the perfect blend of peace and convenience. While the ocean view is more serene than dramatic, its the charm of everyday island life that truly shines here. Imagine easy access to casual evenings at the gastropub, relaxed meals at local take-out spots, lazy sand-and-sun days at the beach, and leisurely rounds at the golf course all just moments from your door. Inside, the home is ready to welcome you with cozy, functional living spaces that are easy to personalize. Whether you're looking for a year-round retreat, a vacation getaway, or a rental opportunity, this property is a rare find in a location unmatched for its laid-back coastal appeal. Dont miss your chance to embrace the simple pleasures of Grand Manan book your viewing today! (id:6289)

Built in 1959

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | NB125004  |
| Price     | \$257,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Square Footage | 1,100         |
| Acres          | 0.62          |
| Year Built     | 1959          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1908 Rte 776 Route |
| Subdivision | N/A                |
| City        | Grand Manan        |
| Province    | New Brunswick      |
| Postal Code | E5G3H2             |

### Interior

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

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood shingles, Wood |
|----------|---------------------|

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Atlantic |
|----------------|-----------------------|



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Listing information last updated on October 20th, 2025 at 9:46am PDT