

# \$49,900 - Lot 25-5 Allee Lion, Richibouctou-Village

MLS® #NB125206

**\$49,900**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 2.27 Acres

N/A, Richibouctou-Village, New Brunswick

**\*\*WATER ACCESS\*\*** Welcome to Lot 20-5 Allée Lion, located in the peaceful and picturesque community of Richibucto Village. This 2.27 acre lot offers endless potential for those dreaming of life near the water, whether for personal enjoyment or future investment. With a generous parcel of land, you have the perfect canvas to build your dream home, seasonal cottage, or even pursue a tourism-based venture (subject to required permits). Take advantage of deeded water access and enjoy a variety of activities including boating, kayaking, canoeing, jet skiing, and beachside relaxation. This area offers a tranquil, natural setting while remaining connected to the regions most popular attractions. 20 minutes from the renowned Kouchibouguac National Park, you'll have year-round access to hiking, cycling, cross-country skiing, and sandy beaches, attracting visitors from across the country and opening the door to a lucrative tourist market. Other major attractions such as the Bouctouche Dunes and the cultural experience of Le Pays de la Sagouine nearby. Let your children and pets run freely in this safe, open setting. Enjoy easy access to nearby ATV and snowmobile trails. Essential amenities including grocery stores, restaurants, gas stations, pharmacies, clinics, entertainment venues, and more all in the area. Approximately 55 minutes from Moncton and 50 minutes to Miramichi, the lot offers convenient access to city life and major retail



outlets like Costco. NEW PID ASSIGNED AT  
CLOSING (id:6289)

### Essential Information

|           |             |
|-----------|-------------|
| Listing # | NB125206    |
| Price     | \$49,900    |
| Bathrooms | 0.00        |
| Acres     | 2.27        |
| Type      | Vacant Land |
| Sub-Type  | Freehold    |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | Lot 25-5 Allee Lion  |
| Subdivision | N/A                  |
| City        | Richibouctou-Village |
| Province    | New Brunswick        |
| Postal Code | E4W0B1               |

### Listing Details

Listing Office EXIT Realty Associates



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