

\$324,900 - 18 Pelican Avenue, Grand-Barachois

MLS® #NB126289

\$324,900

2 Bedroom, 1.00 Bathroom, 850 sqft

Recreational on 0.23 Acres

N/A, Grand-Barachois, New Brunswick

Welcome to 18 Pelican Ave, sitting on a double lot nestled off Cap Bimet Rd in the heart of Grand-Barachois just a short stroll to the sandy shores! This cozy 4-season cottage is the perfect year-round escape, offering comfort, charm, and convenience. Inside, you'll find a bright living space with vinyl and linoleum flooring, baseboard heating, and an in-window A/C unit to keep things cool in summer. The formal dining room is ideal for hosting, while the kitchen features light cabinetry, a laminate countertop, backsplash, double sink, fridge, and stove everything you need to feel right at home. The 3-piece bathroom includes a light vanity, and both bedrooms offer single closets, with one bedroom also featuring its own A/C unit. Upgrades include a new 200amp breaker panel (2025) and essential features like a backwater valve, outdoor shower, and two baby barns for extra storage. Enjoy the beautifully landscaped yard with an outdoor firepit, perfect for summer nights under the stars. Whether you're looking for a peaceful retreat or a year-round residence near the beach, this gem checks all the boxes. Don't miss out contact your REALTOR® today to book a private showing! (id:6289)



Essential Information

Listing # NB126289

Price \$324,900

Bedrooms	2
Bathrooms	1.00
Square Footage	850
Acres	0.23
Type	Recreational
Sub-Type	Freehold

Community Information

Address	18 Pelican Avenue
Subdivision	N/A
City	Grand-Barachois
Province	New Brunswick
Postal Code	E4P7Z3

Amenities

Features	Recreational
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Interior

Heating	Electric Baseboard heaters
Cooling	Window air conditioner

Exterior

Exterior	Vinyl
Exterior Features	Landscaped

Listing Details

Listing Office	Creativ Realty
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