

# \$449,900 - 19 Claude AVE

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## Listing ID: M153971

**\$449,900**

3 Bedrooms, 2 Bathrooms, 1435 square feet  
Single Family

19 Claude AVE, Bouctouche, New  
Brunswick, E4S2Y9

Welcome/Bienvenue to 19 Claude, located in the beautiful family friendly town of Bouctouche. This modern design bungalow has been very well maintained and offers quiet living at its finest. The main floor features a large front entrance, open concept kitchen/dining/living room highlighted by coffered ceilings and an oversized granite island. Continuing on the main floor you will find a nice and spacious primary bedroom suite with walk-in closet and a 5pc ensuite bathroom. In addition, you will find two large additional bedrooms, full bathroom for the family and guests and a laundry room. Descend the finished hardwood staircase to the basement to find a semi-finished basement this basement is ready for your dream to become reality, all exterior walls are - insulated and drywalled with plumbing pipping ready. This property offers many additional feature: FORCED-AIR HEAT PUMP WITH A/C THROUGHOUT, DOUBLE and WIDE PAVED DRIVEWAY, LARGE AND HALF COVERED BACK DECK SO YOU CAN ENJOY THE OUTDOORS, ATTACHED FINISHED CAR GARAGE WITH MINI-SPLIT, GENERATOR PLUG SET-UP IN GARAGE, 30 AMPS CAMPER PLUG-IN and REMOTE

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CONTROL THERMOSTAT. This property is conveniently located just a few minutes from all amenities; restaurants, farmer's market, marina, Irving Arboretum, walking and cycling trails. Under 35 minutes to the Greater Moncton International Airport, Costco, Shediac and Richibucto. Please call, text or email for additional information.  
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Last Modified: 17/07/2023 08:31:35 PM  
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