

Great Location



280 Du Pouvoir Rd, Edmundston, NB, E3V 2Y7

Offered at \$249,900

MLS#NB124257-Welcome to 280 Du Pouvoir, Edmundston, NB! Ideally located near all major amenities ? including the hospital, Casino, shopping centers, Edmundston Golf Course, pharmacies, and a variety of restaurants ? this well-maintained 2-bedroom home is a perfect blend of comfort and convenience. The property features a double-wide paved driveway, a single-car carport, and a beautifully landscaped private backyard. Enjoy outdoor living on the oversized back deck, partially covered for enjoyment on raining days, and take advantage of the storage sheds. Inside, the main level boasts a modern kitchen with all major appliances, a microwave range hood, and a central island. The dining room opens to the backyard through patio doors, while the spacious living room features beautiful hardwood flooring. Two generously sized bedrooms and a full 4-piece bathroom complete the main floor. The fully finished lower level offers excellent potential for an in-law suite, featuring an eat-in kitchen, open-concept family room, a non-conforming bedroom, a 3-piece bathroom, a shared laundry room, utility/furnace room, and ample storage space. Recent updates include: Two mini-split heat pumps (2021), Upgraded electrical panel with breakers (2021), Roof shingles (2018), Oil tank (2014), Hot water tank (2023) and Spray foam attic insulation (2022). Don't miss your chance to own this versatile and well-located home. CALL TODAY to schedule your private viewing!

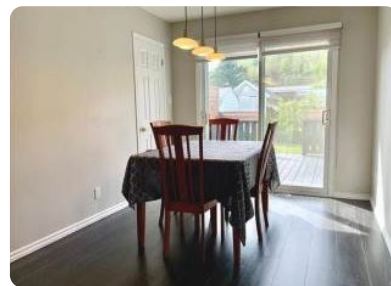
2 Bedrooms

2 Bathrooms

1,842 sqft

0.14 acres (lot size)

Built: 1965



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