

Great Investment



633 Acadie Ave, Dieppe, NB, E1A 6G5

Offered at \$379,900

MLS#NB123404-Prime Location - Income Property in the Heart of Dieppe! Location doesn't get any better than this! Centrally located in Dieppe, NB, this income-generating duplex is just a short walk to Sobeys, Champlain Mall, pharmacies, restaurants, and many other amenities making it an ideal spot for both tenants and owners alike. Sitting on a desirable corner lot, this property offers excellent privacy and convenience with two separate driveways, one for each unit. Main Unit (Front): Spacious and ideal for a growing family, this unit features 3 bedrooms and a full bath on the second floor. The main level offers a large kitchen, a formal dining room, a comfortable living room, and a separate space for a little office. The basement is unfinished and includes laundry facilities. Secondary Unit (Rear): This bright unit features an eat-in kitchen, living room, and full bath on the main level. The basement offers 2 bedrooms and a dedicated laundry room. Additional Features: Two separate electrical meters (125 amps per unit). One oil furnace heats both units; oil is included in the leases. Roof shingles replaced in 2025. Property taxes based on non-owner occupancy. 24-hour notice required for all showings. Don't miss out on this excellent investment opportunity. Call today to schedule your private showing!

5 Bedrooms

2 Bathrooms

2,208 sqft

0.11 acres (lot size)

Built: 1947



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