




**\$179,900**

**354 St. Paul Street  
Bathurst, New  
Brunswick E2A3M2**

MLS® Number:  
NB091206

3 + 0   
Bedrooms

2   
Bathrooms

## Listing Description

Location, location, location! Welcome to 354 St. Paul Street. Are you looking for one-floor living in a prime location? This 2 bedroom, 1 bathroom home has been very well taken care of by the current owner for many years. The home is now ready for someone new to enjoy. Sitting on a double lot, this home features a 27' x 20' detached garage, a storage shed, and an attached nanny suite! That's right, a nanny-suite. The nanny suite could easily be converted to a 1 bedroom apartment to help offset the cost of your mortgage. Don't wait! This gem is ready for you. Reach out today to schedule your private viewing. (26080178)

## Property Summary

<b>Property Type</b>	<b>Building Type</b>	<b>Storeys</b>
Single Family	House	1
<b>Square Footage</b>	<b>Title</b>	<b>Land Size</b>
1312	Freehold	892 m2
<b>Built in</b>	<b>Annual Property Taxes</b>	<b>Parking Type</b>
1966	\$1,665.20	Detached Garage
<b>Time on REALTOR.ca</b>		
58 days		

## Building

### Bedrooms

**Above  
Grade**  
3

### Bathrooms

**Total**   **Partial**  
2   0

### Interior Features

**Flooring**  
Laminate

**Basement  
Type**  
Crawl space

### Building Features

**Features**  
Balcony/Deck/  
Patio

**Architecture  
Style**  
Bungalow

**Square  
Footage**  
1312

**Total  
Finished  
Area**  
1312 sqft

**Rental  
Equipment**  
Water Heater

**Structures**  
Shed

### Heating & Cooling

**Cooling**  
Air exchanger

**Heating Type**  
Baseboard  
heaters,  
(Electric)

### Utilities

**Utility Sewer**  
Municipal  
sewage  
system

**Water**  
Municipal  
water

### Exterior Features

**Roof Style**  
Unknown  
(Asphalt  
shingle)

**Exterior  
Finish**  
Vinyl

## Parking

### Parking Type

Detached  
Garage

## Rooms

Main level 3pc Bathroom X  
 Bedroom 8'10" x 11'6"  
 Kitchen/Dining room 11'6" x 13'9"  
 Kitchen 10'8" x 11'4"  
 Living room 14'3" x 14'5"  
 Family room 18'11" x 11'5"  
 Bedroom 9'9" x 11'4"  
 4pc Bathroom X  
 Bedroom 11'4" x 10'3"  
 Laundry room 7'7" x 7'4"

## Land

### Lot Features

#### Landscape Features

Landscaped

### Other Property Information

Access	Zoning
Year-round access	Description Res

Data provided by: [New Brunswick Real Estate Association](#) Unit #1 - 22  
 Durelle Street, Fredericton, New Brunswick E3C 1N8



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