

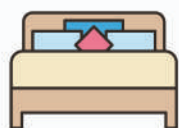
# 2 LUCKY'S WAY

## GRAND LAKE, NEW BRUNSWICK

A peaceful, updated waterfront home in Grand Lake's Sunnyside Beach, perfect for year-round living or seasonal getaways.

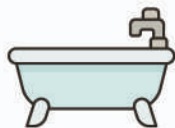






3

Bedrooms



1

Bathrooms

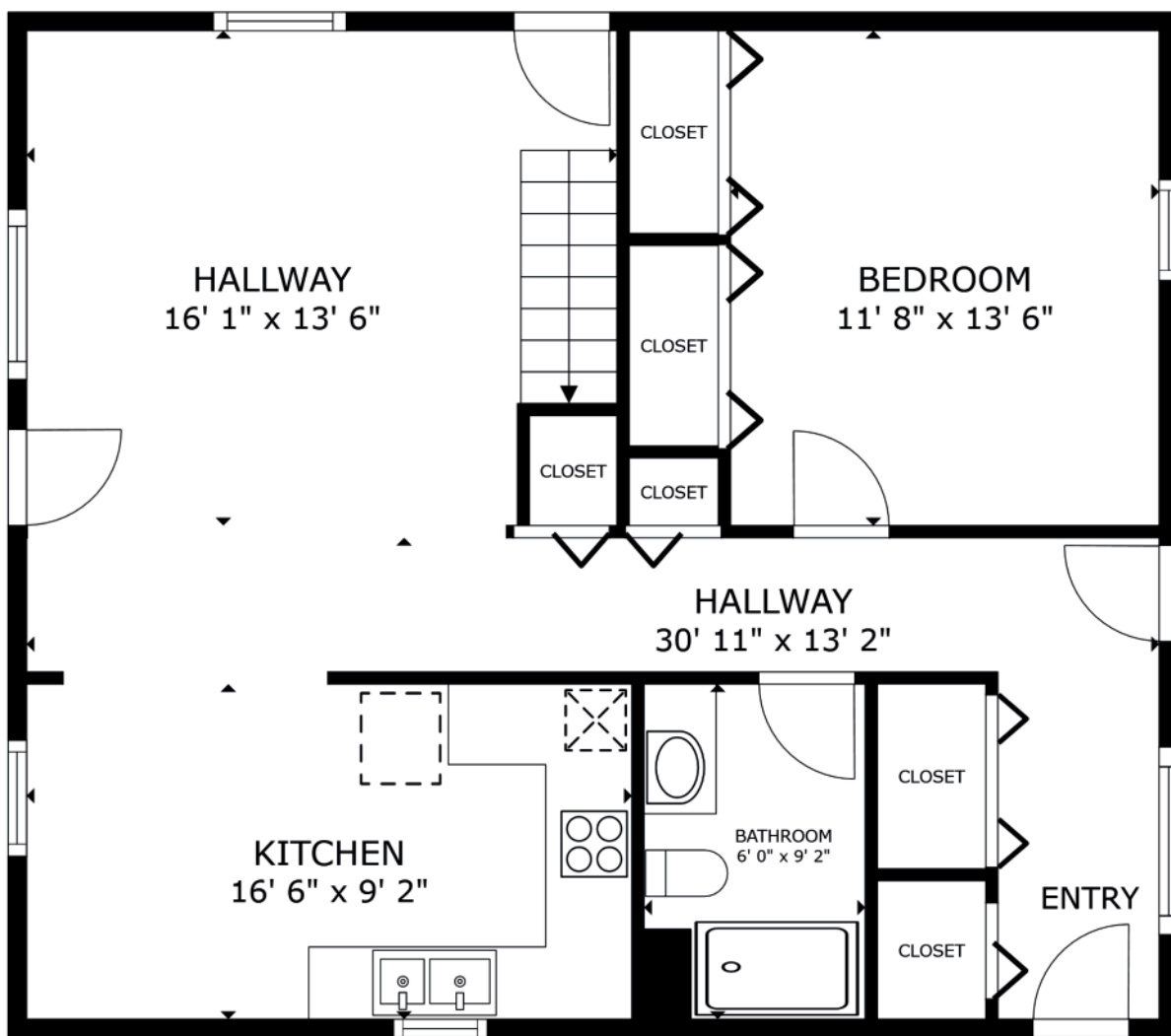


1400

Square Feet

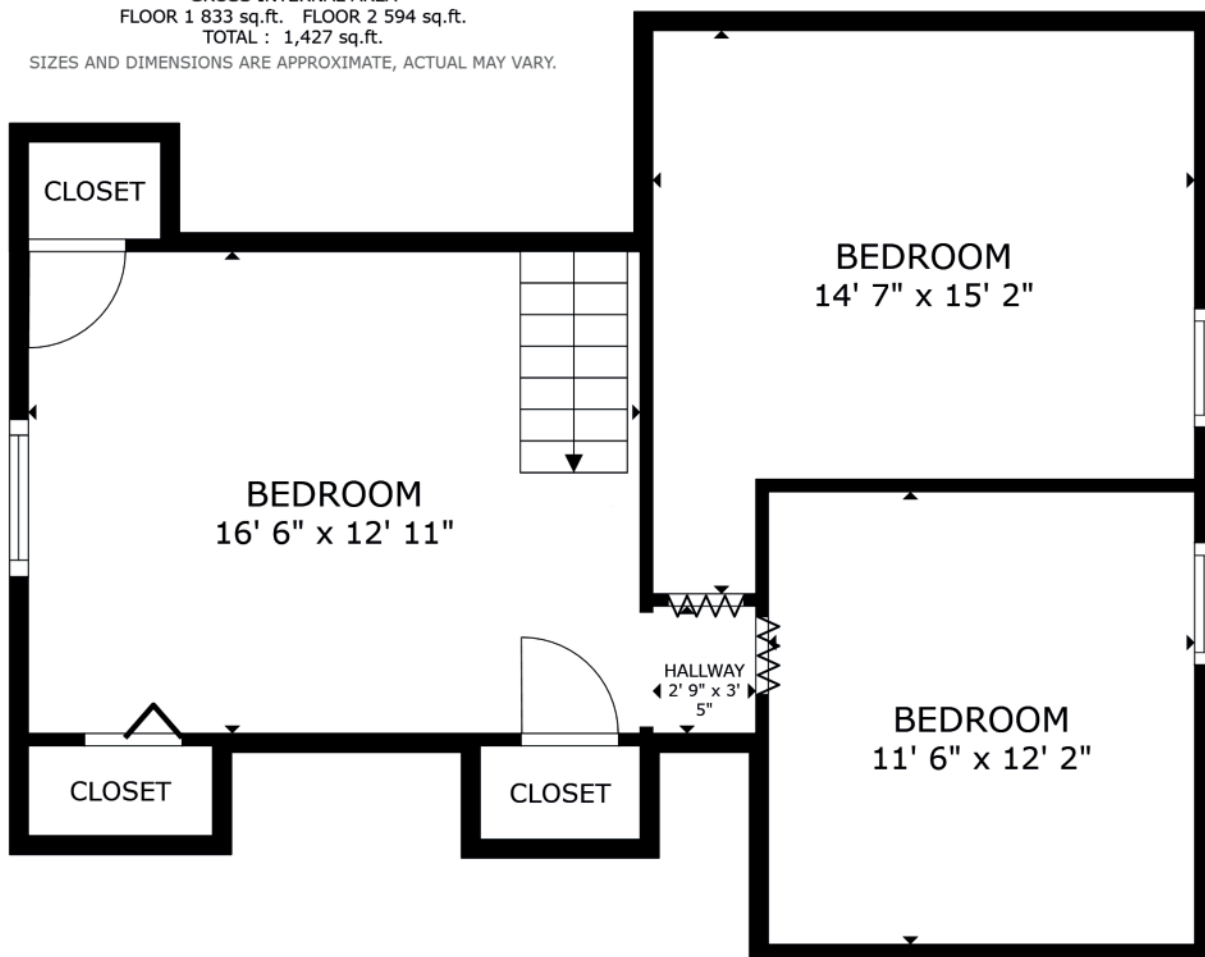
Welcome to 2 Lucky's Way—an ideal retreat in the sought-after Sunnyside Beach area of Grand Lake. This well-maintained property sits on a beautiful lot with shoreline protection, mature trees, and a fenced front yard. Whether you're enjoying lakefront sunrises from the covered patio or cozying up by the propane fireplace, this home blends comfort, privacy, and natural beauty.





GROSS INTERNAL AREA  
 FLOOR 1 833 sq.ft. FLOOR 2 594 sq.ft.  
 TOTAL : 1,427 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







# FEATURES & UPDATES

A CLOSER LOOK AT WHAT MAKES THIS HOME SPECIAL AND THE WORK THAT HAS BEEN DONE

- Located in the sought-after Sunnyside Beach area of Grand Lake
- Peaceful lot on a quiet cul-de-sac
- Shoreline protection is already in place
- High and dry through past flood years
- Fully fenced front yard with mature trees
- Covered patio with stunning lake views
- Connected kitchen, dining, and living space
- Cozy propane fireplace for year-round comfort
- Main-level primary bedroom and full bathroom
- Spacious entryway with ample storage
- Upper-level features 2 more bedrooms and a family room
- Detached garage for toys, tools, or workshop
- Separate storage shed for extra convenience
- Fire pit area for evening gatherings
- Ideal for boating, swimming, and snowmobiling
- 10 minutes to local amenities, 40 minutes to Fredericton
- Perfect as a full-time home or seasonal getaway
- Known for its welcoming, tight-knit community











# A HOME OR COTTAGE

## LIVE HERE YEAR ROUND OR JUST VISIT

The interior of 2 Lucky's Way offers a warm and functional layout designed for comfort and ease. The main level features an open-concept kitchen, dining, and living area with stunning lake views and a cozy propane fireplace, creating the perfect space to relax or entertain. The spacious entryway offers practical storage, while the primary bedroom and full bath are conveniently located on the same floor. Upstairs, you'll find two more bedrooms and a bonus family room, making this home as versatile as it is inviting.





# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

“We’ve loved every moment here—watching the sunrise over the lake, enjoying evenings by the fire pit, and spending quiet weekends in a peaceful, private setting. The community is warm and welcoming, and it’s a great spot for everything from boating to winter fun. This has been our little slice of paradise.”



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