



New Brunswick Real Estate Board

## Moncton New Brunswick

\$479,900

Welcome to 110 Russet, an exquisite two-story home nestled in the picturesque Grove Hamlet subdivision. This charming location offers an ideal setting for families, complete with walking trails, playgrounds, and the recently added French school. The main floor boasts a spacious kitchen, a cozy dining room, and a comfortable living room. Conveniently, there's access to the fenced backyard through the patio doors and to the double garage off the kitchen. The second level provides three generously sized bedrooms and a full bathroom. The basement adds a touch of relaxation with a cozy family room, a storage room, and a third bathroom that features a custom tile shower and a laundry facility. The vendor had plans of revamping the deck and doing a little touch up painting before listing but unfortunately was not able to proceed with his plans. However, he is offering a \$10,000 closing bonus to the new owners to help with the cost. For more information or to schedule a viewing, please don't hesitate to contact your REALTOR(R) today. (id:6769)

Other 8'11" x 9'4"

Bedroom 9'0" x 10'6"

Bedroom 13'8" x 13'0"

Bedroom 15'3" x 11'11"

Storage 11'11" x 10'10"

4pc Bathroom 9'8" x 10'10"

Family room 22'6" x 11'7"

2pc Bathroom 4'7" x 4'7"

Dining room 10'11" x 11'3"

Living room 17'7" x 13'5"

Kitchen 15'7" x 11'4"

Listing Presented By:



Originally Listed by:

RE/MAX Quality Real Estate Inc.



Royal

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