



## Moncton New Brunswick

\$459,900

NICE CUSTOM BUILT HOME SIDING-WINDOWS+1" INSULATION all Replaced in 2009! EQUALIED BILLING for past year's HEAT & LIGHTS is \$191.67/ month~ MINI SPLIT was added for Heat & Cooling in 2011~ UPGRADED the ELECTRICAL PANEL to a 200 AMP with BREAKERS in 2016<> Roofing Shingles were all replaced in 2017~ Kitchen Overhaul completed in 2019 as were all NEW PLUMBING FIXTURES in all the BATHROOMS as well~ THREE FINISHED FLOORS of Living Space with the Main Level offering up a Large Living Room, Formal Dining Room area off of the Kitchen area that leads you into the Family Room with a Wood Stove & Mini split. There's a Main Floor Bedroom, 2-Piece Bath with Laundry & 2 ways to the lower level Basement area that's partially finished with 2 rooms finished & 2 unfinished areas, (one on each side of the finished middle space) & one of the ways if your boots are dirty & you want to go downstairs to a work area can be accessed as you come into the house from the garage & one from inside the house as well. Nestled in a convenient location just a couple of KMS. out past Costco & Quick & Easy Access to the Highway #2~ For outdoor Lovers it's walking distance to the Irishtown Nature Park. If you like Golf, ROYAL OAKS is just up the street as is Moncton High School. Upstairs offers 2 Bedrooms & 2 4-Pce Baths with the Primary Bedroom offering up a Full Ensuite Bath, and 2 walk-in closets. Attached & Detached Garages & Baby Barn. Paved Drive (id:6769)

4pc Bathroom 7'6" x 8'

Bedroom 14' x 12'1"

Primary Bedroom 14' x 14'5"

Storage 8' x 33'

Games room 13'1" x 13'9"

Family room 9'5" x 13'5"

Storage 12'4" x 25'7"

2pc Bathroom 10' x 10'

Bedroom 10' x 9'3"

Family room 16'8" x 13'4"

Dining room 10'8" x 10'3"

Living room 17' x 14'

Listing Presented By:



Originally Listed by:

RE/MAX Quality Real Estate Inc.



Royal

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