



New Brunswick Real Estate Board

Memramcook New Brunswick

\$619,900

Located in the heart of the beautiful village of Memramcook, this stunning 2023-built 5-bedroom, 3-bathroom home blends class, comfort, and versatility. Overlooking the picturesque valley and river, the main level offers breathtaking views in a peaceful neighbourhood known for its strong sense of community. The main level also includes a primary bedroom with walk-in closet, private ensuite bathroom, large mudroom and attached garage. The fully finished lower level offers you opportunity to make it your own, with two bedrooms, a large open-concept layout, its own entrance, and rough-ins for a kitchen which makes it perfect for a mortgage helper, in-law suite, or large rec space. The home is conforming throughout with two electric panels, egress windows, and full ceiling height, allowing for future separate metering. Inside, you'll find beautiful hardwood, oversized tile, high-end lighting, central vacuum and loads of natural light. Each level has its own sitting area and access to the yard, including a screened in upper patio. Quick access to trails such as ATV/ Side by Side, and walking trails throughout the village, a top-tier golf course, restaurants, and essentials, and only 15 minutes to Moncton, this home offers the best of the best. A short distance from the hustle bustle of the city and situated in a community with rural charm - THIS could be your next place to call home! MUNICIPAL SERVICES// QUICK CLOSING AVAILABLE//9 YRS LEFT ON HOME WARRANTY(Aprox.) (id:6769)

Bedroom 15'5" x 13'0"

4pc Bathroom 8'2" x 7'7"

Living room 31'5" x 19'2"

Bonus Room 7'9" x 15'9"

Bedroom 16'10" x 11'2"

Other 6'8" x 8'9"

4pc Bathroom 7'3" x 5'2"

Bedroom 11'0" x 11'2"

Bedroom 9'3" x 13'1"

Laundry room 7'7" x 5'2"

Living room 20'1" x 15'9"

Kitchen 11'1" x 15'8"

Primary Bedroom 16'7" x 11'9"

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