



Moncton New Brunswick

\$399,000

ATTENTION BUYERS - Welcome to 347 Ryan St - Popular Moncton North. Check out the virtual renovation photos. This 4 bedroom, 1.5 bath family home, features a 60 ft x 160 ft lot +, Huge storage shed, and backyard privacy.. Located close to all MONCTON NORTH conveniences & 9 MINUTE DRIVE TO THE UNIVERSITY OF MONCTON (U de M)! 347 Ryan is near English & French Schools, daycare, bus stop, YMCA, NW Walking Trail, NBCC, casino Walmart, 2 Hospitals & highways. This home offers peaceful living with easy access to the city's amenities & attractions. Main floor features large living room - lots of natural light, perfect for family gatherings and entertaining. Large windows fill the space with natural light, enhancing the welcoming ambiance. Kitchen features solid cabinetry, spacious Dining area, main floor laundry & 2pc bath. The spacious primary bedroom is a peaceful retreat with plenty of closet space. The 2 additional bedrooms offer flexibility for growing families, guests, or home office needs & 4pc bath. Lots of storage. Lower level is beautiful & tastefully renovated! Large Family room, 4th bedrm - egress window, ideal for student OR family member. Utility room w storage. Enjoy outdoor living with a private deck, offering a peaceful spot for barbecues, mature gardens & treed backyard. Taxes \$3025.34 (2025). GREAT OPPORTUNITY WITH THE VIBRANT AND GROWING MONCTON NORTH LOCATION! MAKE AN OFFER! QUICK CLOSING! (id:6769)

Bath (# pieces 1-6) 7'5" x 8'3"

Bedroom 13'2" x 14'2"

Bedroom 9'9" x 11'10"

Bedroom 11'10" x 14'2"

Utility room 10'6" x 16'1"

Bedroom 10'6" x 11'6"

Family room 12'0" x 20'8"

Laundry room X

2pc Bathroom 7'11" x 4'9"

Dining room 11'9" x 11'4"

Living room 11'10" x 15'4"

Foyer 11'10" x 5'6"

Listing Presented By:



Originally Listed by:

RE/MAX Quality Real Estate Inc.



Royal

LePage

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