



New Brunswick Real Estate Board

Moncton New Brunswick

\$439,900

Welcome to 37 Wellington Avenue, a beautifully maintained detached home tucked into one of Monctons most beloved neighbourhoods the highly sought-after Old West End, just moments from Jones Lake. Perfectly positioned within walking distance to scenic walking trails, Centennial park, and the charm that makes this area so desirable, this 3-bedroom home with detached garage offers a wonderful balance of character, updates, and everyday functionality. Inside, you'll find warm hardwood flooring, bright living spaces, and a thoughtfully designed layout featuring 2 full bathrooms and 1 half bath. The home has been recently painted throughout, creating a fresh and inviting atmosphere. The kitchen is highlighted by a stunning Bertazzoni 36-inch gas range, ideal for those who love to cook and entertain. Recent upgrades also include a brand-new roof completed just two weeks ago and an energy-efficient mini split less than one year old, adding comfort and peace of mind. The partially finished lower level offers additional living space with a rec room, full bathroom, and non-conforming bedroom perfect for guests, hobbies, or a flexible family space. Homes in the Jones Lake area are rarely available and highly sought after for their mature tree-lined streets, strong sense of community, and unbeatable proximity to downtown Moncton amenities while maintaining a quiet residential feel. A wonderful opportunity to own in one of Monctons most iconic neighbourhoods. (id:6769)

- 3pc Bathroom 11'2" x 7'4"
- Bedroom 15'7" x 8'8"
- Bedroom 10'0" x 12'2"
- Bedroom 13'4" x 12'0"
- Other 11'6" x 5'6"
- Bedroom 12'6" x 10'0"

- Other 13'1" x 6'7"
- 2pc Bathroom 3'6" x 6'6"
- Mud room 9'3" x 6'6"
- Foyer 7'10" x 12'1"
- Living room 19'10" x 12'5"
- Dining room 12'2" x 10'5"

Recreation room 17'8" x 10'5"

Kitchen 15'2" x 10'5"

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