



New Brunswick Real Estate Board

# Moncton New Brunswick

\$349,900

LARGER THEN APPEARS-Enjoy this sun filled home that offers you a comfortable and functional layout and is perfect for families or investors. Walk to NBCC making this an ideal spot for a rooming house for students. Super close to all the amenities you could ask for. Once inside the front entrance you will see that the living room and dining room seamlessly blend together creating an inviting space for everyone. The focal point of the living room is the electric fireplace with a classic granite mantel. Crown moldings and hardwood floors flow throughout the main level. Very bright kitchen with built-in nook to enjoy your morning coffee. The primary bedroom is very spacious with 2 additional good size bedrooms. 4PC bathroom completes the main living space. Comfortable heating and cooling year round with heat pump. This home is complete with finished basement that offers a wet bar, extra large family room with woodstove (and some wood included), other room that would make a nice office when working from home, 3PC bath laundry combination with plenty of storage available and a workshop. Paved driveway that fits 4 vehicles. Private treed lot at the back end of the yard. Baby barn with some outdoor items to remain including a lawn mower. Outdoor hot and cold water faucets ideal for vehicle washing. FIRST TIME ON THE MARKET AND PROFESSIONALLY CLEANED APRIL 25TH . JUST MOVE IN PUT YOUR FEET UP AND RELAX!!! DON'T MISS OUT LIVING IN A GREAT LOCATION!!! (id:6769)

Other 10'9" x 11'2"

Workshop X

Laundry room 17'4" x 10'2"

Other 16'3" x 7'10"

Family room 24'7" x 10'5"

4pc Bathroom X

Bedroom 10'5" x 8'4"

Bedroom 10'9" x 11'2"

Primary Bedroom 14' x 9'10"

Kitchen 16'5" x 8'6"

Living room/Dining room 19'8" x 20'2"

Foyer 16' x 3'

Listing Presented By:



Originally Listed by:

RE/MAX Quality Real Estate Inc.



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.