



# Moncton New Brunswick

\$314,900

Three bedroom raised bungalow on a treed quarter acre lot, minutes from all amenities! This home has been lovingly lived in by the same owners since it was built! The main level is perfect for daily life with a family, with a very large and sunny living room, open to the dining room. The kitchen has an exit to the rear deck, as well as a large, shelved pantry. Three good-sized bedrooms, all with large closets, and a full bathroom with a storage closet finish the main floor. Downstairs, many large, egress windows leave opportunity to turn the basement into multiple conforming bedrooms. One bedroom already exists, but the possibilities are endless. Rough-ins exist where a previous bathroom has been removed, and an old fire place exists in what could become a lovely family room in the future. The home is full of potential for a large, or multi-generational family. A deck with a sun room on the back of the house is sturdy but needs some TLC. A gambrel-roof shed in the backyard is quaint and sweet. Local wildlife have made homes on the quarter-acre lot, including woodpeckers, songbirds, and a pair of mallard ducks. Four minutes from Costco, eight minutes from CF Champlain Mall, and less than 6 minutes to restaurants and grocery stores. (id:6769)

- |                           |                           |
|---------------------------|---------------------------|
| Other X                   | Bedroom 9'9" x 9'7"       |
| Other X                   | Bedroom 9'10" x 11'4"     |
| Other X                   | 3pc Bathroom X            |
| Other X                   | Pantry X                  |
| Other X                   | Foyer X                   |
| Laundry room 11'1" x 7'2" | Living room 15'0" x 14'6" |
| Bedroom 12'8" x 12'10"    | Dining room 10'3" x 8'0"  |
| Bedroom 9'0" x 9'6"       | Kitchen 13'7" x 9'11"     |

Listing Presented By:



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RE/MAX Quality Real Estate Inc.



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