



New Brunswick Real Estate Board

Devon New Brunswick

\$312,800

Welcome to easy, one-level living in the heart of Devon: 733 MacLaren Avenue, a classic minimalist design with modern upgrades. An ideal choice for first-time buyers, downsizers, or investors seeking a move-in-ready home in a highly walkable Fredericton North neighbourhood. Originally built in 1942, this home has been extensively renovated; discover redesigned kitchen with all new appliances and durable luxury vinyl flooring. Much of the home has been gutted and upgraded, with improved insulation, and new walls and ceilings in the kitchen and living room. The refinished original hardwood floors complete a bright and refreshed interior. Main floor laundry adds to the convenience of the functional layout. Enjoy the benefits of a private, spacious backyard and a brand-new back deck, perfect for relaxing or entertaining. Step away from the property and you'll find yourself in the sought-after neighbourhood of Devon. With easy walking access to parks, trails, schools, transit, and local amenities - not to mention community favourites such as Picaroons and Willie O'Ree Place - you get the best Fredericton North has to offer! Whether you're looking for a low-maintenance home, a stylish downsize, or a property with proven income potential (previous Airbnb revenue of \$20-30,000 annually), this thoughtfully updated Devon home offers exceptional value in a prime location. (id:6769)

Bedroom 9'2" x 7'11"
Bedroom 11'3" x 9'10"
Bath (# pieces 1-6) 5'2" x 4'11"

Living room 15'8" x 11'4"
Kitchen 11'1" x 5'10"
Laundry room 9'1" x 5'3"

Listing Presented By:



Originally Listed by:
EXIT Realty Advantage



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