



## Devon New Brunswick

\$369,900

Welcome to 39 Murray Avenue! This versatile property offers a comfortable 3-bedroom main living area plus a separate-entry, 1-bedroom lower-level suite with its own kitchen, living room and bathroom ideal for extended family or potential rental income to help offset ownership costs. Enjoy the convenience of two heat pumps, newly installed electric baseboard heating and the removal of the former oil tank. Recent improvements include new roof shingles, refreshed exterior paint, stained decks, updated interior and exterior lighting, new exterior house numbers, landscaping with a new garden bed, added driveway gravel and numerous repairs and updates following the previous home inspection. Set on a generous lot with ample parking, this home is conveniently located near Northside shops, schools, parks and transit, with easy access to downtown Fredericton and uptown amenities. A flexible opportunity for homeowners and investors alike! Seller is a licensed REALTOR (R) (id:6769)

Bedroom 11'0" x 12'11"

Bath (# pieces 1-6) 11'0" x 5'0"

Utility room 11'0" x 5'5"

Living room 11'1" x 12'6"

Dining room 5'7" x 13'4"

Kitchen 5'2" x 13'4"

Living room 13'0" x 12'1"

Bedroom 10'7" x 8'5"

Bedroom 10'7" x 8'1"

Bedroom 8'1" x 9'10"

Bath (# pieces 1-6) 5'0" x 6'10"

Kitchen 15'6" x 14'7"

Listing Presented By:



Originally Listed by:  
The Right Choice Realty



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