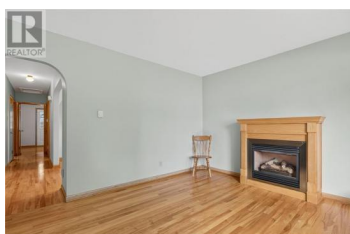
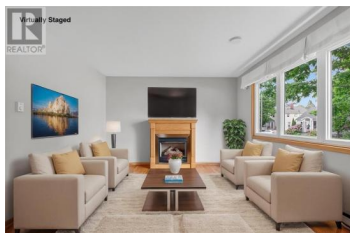
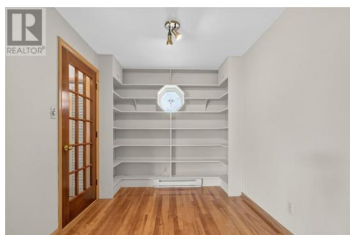
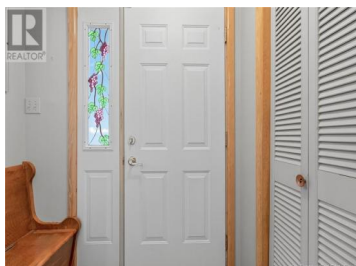




**Moncton New Brunswick**

**\$299,900**

New Brunswick Real Estate Board



\$299,900 and priced to sell! Quick Closing! Home Sweet Home! This charming 2 bedroom, 2 bath BUNGALOW located in SUNNY BRAE - Moncton East offers tons of potential as a starter home, for those downsizing, or investors. The main level has been freshly painted throughout and offers hardwood floors and trim, a welcoming entryway, a cozy living room complete with a mini-split heat pump, a propane fireplace, a functional kitchen with stacked washer/dryer, a bright dining room that could be easily converted to a third bedroom, 3pc bath with walk in shower, and two bedrooms. An accessible screened-in sunroom provides direct access to the fenced-in backyard. Downstairs is where your imagination can take flight. The inviting basement offers a large family room, 3pc bath/shower, workshop area (with separate laundry hookup) and ample storage space. With its own side entrance and potential for further development, the basement presents exciting possibilities for customization. The home is located around the corner from the Universite de Moncton, close to downtown Moncton, bus transit, hospitals, Oulton's Business College, coffee shops, Sobeys grocery store and Costco. This property is perfectly situated for easy city living. Additional features include a newer central vacuum system, air exchanger, a wide carport, and beautiful flower beds. Opportunities like this don't come...



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

**Karen Lyons**

RE/MAX Quality Real Estate Inc.

Phone: (506) 383-3140

