



**Moncton New Brunswick**  
**\$369,000**

New Brunswick Real Estate Board



Welcome to 133 York Street in the heart of downtown Moncton. This well maintained and spacious home offers 3 bedrooms and 2.5 bathrooms, delivering comfort, functionality, and an abundance of living space across all levels. The main floor features a bright and inviting living room, a spacious kitchen and dining area ideal for entertaining, and a full bathroom. One of the bedrooms on this level is currently used as a home office, offering excellent versatility. Upstairs, you'll find two exceptionally large bedrooms along with a convenient 2-piece bathroom, providing ample space for family or guests. The lower level is designed for additional living and entertaining, featuring a generous family room, a 3-piece bathroom, and a non-conforming bedroom perfect for extended family or friends. The home is equipped with a ducted heat pump, ensuring efficient heating and cooling year-round providing optimal comfort and energy savings. Roof shingles were replaced in 2021. Outside, enjoy a fully fenced backyard with a 12x12 deck, ideal for relaxing or hosting, along with a detached garage offering additional storage and convenience. Located just steps from downtown amenities, schools, restaurants, and services, this property combines space, value, and location in one complete package. (id:6769)



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