



**Moncton New Brunswick**

**\$449,900**

New Brunswick Real Estate Board



Welcome to 315-317 Cameron Street, a beautiful up/down duplex that blends classic charm with modern upgrades, ideal for both homeowners and investors. Situated in highly walkable downtown Moncton, this property is just steps from schools, hospitals, gyms, restaurants, Victoria Park, lUniversite de Moncton, Avenir Centre, and the downtown core. Both units are bright and spacious, each offering a formal dining room, a large kitchen with its own pantry, a comfortable living room, two bedrooms, a bathroom, and generous storage. The upper-level unit at 315 features an eat-in kitchen and an enclosed sunroom and currently rents for \$1,600 per month. The main-level unit at 317 has been well maintained and upgraded by the owner. Recent improvements include a complete kitchen renovation in 2024, new ducted heat pump and mini-split systems in 2023, a new roof and bathroom renovation completed in 2022, and new front and back decking added in 2021. The large, fenced backyard offers excellent outdoor space, and the property includes parking for five vehicles. The spacious attic is ready to be finished as an expansion of the second floor or as a potential third unit. This property combines walkability, character, and reliable income potential in one of Monctons most convenient and desirable locations. Opportunities like this rarely come along, making 315-317 Cameron Street a must-see for ...



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