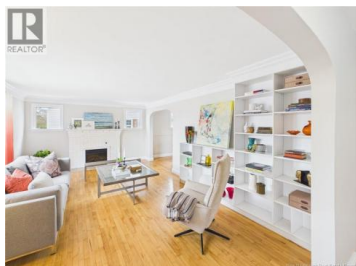




**Moncton New Brunswick**

**\$439,900**

New Brunswick Real Estate Board



Welcome to 37 Wellington Avenue, a beautifully maintained detached home tucked into one of Monctons most beloved neighbourhoods the highly sought-after Old West End, just moments from Jones Lake. Perfectly positioned within walking distance to scenic walking trails, Centennial park, and the charm that makes this area so desirable, this 3-bedroom home with detached garage offers a wonderful balance of character, updates, and everyday functionality. Inside, you'll find warm hardwood flooring, bright living spaces, and a thoughtfully designed layout featuring 2 full bathrooms and 1 half bath. The home has been recently painted throughout, creating a fresh and inviting atmosphere. The kitchen is highlighted by a stunning Bertazzoni 36-inch gas range, ideal for those who love to cook and entertain. Recent upgrades also include a brand-new roof completed just two weeks ago and an energy-efficient mini split less than one year old, adding comfort and peace of mind. The partially finished lower level offers additional living space with a rec room, full bathroom, and non-conforming bedroom perfect for guests, hobbies, or a flexible family space. Homes in the Jones Lake area are rarely available and highly sought after for their mature tree-lined streets, strong sense of community, and unbeatable proximity to downtown Moncton amenities while maintaining a quiet residential feel. A won...



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