



**Moncton New Brunswick**

**\$369,000**

New Brunswick Real Estate Board



**\$369,000 PRICED TO SELL! ATTENTION BUYERS & INVESTORS!! LOCATION! LOCATION!** Welcome to 54 Vine Ave - located off Dickson Blvd - in Moncton's New West End..SPACIOUS! LOTS ROOM FOR FAMILY! 3 bedroom - 2 bath split level home with attached garage, huge Potential SEPARATE BACK ENTRANCE TO FAMILY ROOM. very nice backyard with trees & a baby barn. Close to good schools - Ecole Sainte-Bernadette (M-5) Bessborough School (K-5) - Wabanaki - New West End Middle School (6-8) MacNaughton High School (9-12). MAIN FLOOR: Entry with closet, Den/office, Lots of hardwd floors! Livingroom w fireplace, Kitchen with eating area, Dining room, main floor 3rd bedroom & 4pc bath. 2nd level: HARDWD FLOORS Large Primary bedroom, cedar closet and door to balcony, 4pc bath, 2nd bedroom 21x12.11 is unique - features built in closets and drawers - fits a king or queen bed...great for bed sitting room. 3rd level: Ground level Family room with separate back entrance 4th level: Basement is unfinished, Approx 1028 sq ft - consists of laundry w laundry chute, storage, & utility areas. The family rm and the 2 bedrms upstairs are heated by electric BB. YOU WILL ENJOY LIVING IN MONCTON'S NEW WEST END! GREAT SCHOOLS, CLOSE TO THE AVENIR CENTER, JONES LAKE, CENTENNIAL PARK, COFFEE SHOPS, RESTAURANTS, SHOPPING & EASY ACCESS TO WHEELER BLVD. PROPERTY TAXES \$3275.92 (2024) QUICK...



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