



## Irishtown New Brunswick

**\$199,000**

New Brunswick Real Estate Board



Enjoy the perfect blend of space, privacy and convenience with this charming mini home set on over half an acre of owned land. Located just outside Moncton city limits, you're only a short drive to Mountain View School, a 10 minute drive to Costco and many other amenities, while still enjoying a peaceful, country-like setting. As you walk through the front door you are greeted with a spacious living room open to the dining area and kitchen - ideal for everyday living and entertaining. You will find a generous primary bedroom with double closets, a second bedroom and 4 piece family bath. At the back of the home is a versatile family room (could easily be converted back into a third bedroom), along with a laundry area and storage room. Recent updates include new roof shingles (2024) and a mini split (2021), front porch (2024) and a new pump and air tank for the well. A wood stove is present but currently not functioning. The deck has been converted into a 3 season sunroom, perfect for relaxing and taking in the beauty of the property. A beautiful lot with mature trees, yet close to many amenities makes this a rare opportunity for affordable home ownership just minutes to the city! (id:6769)

### Becky Toogood

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