



New Brunswick Real Estate Board



ARE YOU LOOKING FOR A PROPERTY THAT IS SITUATED IN AN EXCELLENT LOCATION IN CLOSE PROXIMITY TO MAJOR ESTABLISHMENTS ON MOUNTAIN RD TO LIVE IN OR RENT OUT? IF SO THEN THIS IS THE PROPERTY YOU ARE LOOKING FOR! Welcome to 87 Oakland Ave Moncton- This 4 bedroom 2 bath 2 storey home is centrally located within a 10 minute walk to schooling, pharmacies, restaurants & other major establishments on Mountain Rd. The bus stop is a short 3 minute walk away! Upon entry you are welcomed into a large brightly lit foyer/living room area which features a MINI SPLIT heat pump for your comfort and enjoyment! Proceeding directly ahead you enter into a large eat-in kitchen area which comes with plenty of cabinetry & counter space and features a VENTED HOOD FAN & coffee bar area. A 3 pc bath with shower and a large sized bedroom (10.4 x 16.4) compliments the main floor area towards the front of the home. Off the kitchen towards the back of the home you will find additional space that can be used as an office area and where you will find access to the back yard deck where you can BBQ all summer long. Ascending the staircase to the upper level, you will find an extra large family room area (11.3 x 33.4) with its own MINI SPLIT HEAT PUMP, THREE BEDROOMS & a 3 pc bath with shower-vanity GRANITE counter top. This area can be easily accessed via a side door to the home. Great area for additional family...



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