



## Moncton New Brunswick

\$489,000

Welcome to 104 Augusta Terrace, a well-maintained and thoughtfully laid-out home offering easy access to all amenities and within walking distance to North Frye School. The main level features a bright open-concept living space with vaulted ceilings, a welcoming front living room with a propane fireplace, and a spacious kitchen with plenty of cabinetry, a centre island, and an open dining area. French doors off the dining room lead to a low-maintenance, composite; 2 tier deck overlooking the fenced backyard, perfect for everyday living and entertaining. The main floor also includes a comfortable primary bedroom complete with a walk-in closet and a three-piece ensuite bathroom, along with two additional bedrooms and a full four-piece family bath. The fully finished lower level offers a large family room, two spacious non-conforming bedrooms, a three-piece bathroom, a utility room, and a beautiful wet bar, making it an ideal space for entertaining or hosting guests. Recent updates include roof shingles replaced in 2022 and the installation of three mini-split heat pumps for year-round comfort. Outside, you'll appreciate the fenced-in backyard, the oversized paved driveway with room for up to eight or more vehicles, and the impressive 26 x 30 detached garage featuring new epoxy flooring. A fantastic home in a sought-after neighbourhood, offering space, comfort, and value. (id:6769)

Storage 12'5" x 12'10"

3pc Bathroom 7'3" x 7'6"

Bedroom 11'1" x 11'3"

Games room 9'6" x 8'1"

Family room 18'7" x 12'5"

Bedroom 12'5" x 12'5"

3pc Bathroom 8'10" x 7'5"

Primary Bedroom 12'9" x 13'5"

Bedroom 10'4" x 10'1"

Bedroom 9'8" x 10'1"

4pc Bathroom 8'7" x 4'9"

Kitchen 13'6" x 20'0"

Living room 12'7" x 13'3"

Listing Presented By:



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Royal

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