



Greater Moncton REALTORS® du Grand Moncton

# 12 Athlone Avenue Moncton New Brunswick

\$575,000

Income in New West End with inlaw suite allowing a \$1,000 a month and upper home rental potential for \$3,000+ ! Panoramic Lake view, solid (Brick/stone) built, FURNISHED 4 bedroom home with separate entrance one bedroom in law suite. Located on sought after Athlone Ave and corner of Century near schools, parks and Jones Lake. Outside is beautifully landscaped and fenced for children or pets. Walk up and enter into the main part of the home and be impressed with the open concept, executive feel. Crafted crown moldings, ambient lighting, hardwood floors, mini split, fireplace (capped) and Large windows to capture the tranquil views. Home has been extensively renovated throughout. New kitchen offers granite counter tops, solid oak, soft close cabinets, new stainless steel appliances and high end plank flooring. Upstairs embellishes the house with 4 large bedrooms each containing its own mini split for ultimate comfort. Fully renovated main bath completes the floor along with ample hall closet space. Downstairs has its own entrance to the inlaw suite with laundry and separate bath, large open living room/eat in kitchen, large windows, mini split, second fireplace (capped) & spacious bedroom. Lastly, attached double garage with separate storage room in the back. Home has amazing storage areas to hide everything and a pleasure to view. View today! (Structure is solid and allows for future additions. Future Second floor income drawing plans available on file) (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Quality Real Estate Inc.



Royal

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Bedroom 14x12.4

Workshop 7.3x16

Bedroom 13x12.1

Foyer 14.10x4.3

4pc Bathroom 9.5x7.4

Living room 14.9x18.6

Bedroom 15.6x11.5

Dining room 13.4x11

Bedroom 13x9.1

Kitchen 11.9x12.9

Kitchen 22.7x16.7

Other 16.5x9.5

Bedroom 14.2x9.11

Laundry room 10.10x5.8

Utility room 10.5x8.3

4pc Bathroom 8.10x10.10

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