



New Brunswick Real Estate Board

## Moncton New Brunswick

\$289,900

Country style home with rental income at the edge of the city with a large detached garage. Updates over the last few years include roof shingles, propane heat pump and furnace, water barrier system in basement and added the 2 bedroom smaller apartment that also has two new mini splits that were installed in the fall. The home can be easily be switched back to single family. Tenants share utilities. Please note that the vacant lot on the east side is designated for a future street that will provide access to a residential development planned north of the property. As part of this development, a new driveway will be constructed from the future road to the garage. The existing driveway will no longer be accessible or in use; however, this change will result in a significantly larger yard. (id:6769)

Primary Bedroom 13'0" x 12'6"

Bedroom 11'5" x 12'6"

4pc Bathroom 12'0" x 9'1"

Primary Bedroom 13'8" x 8'7"

Bedroom 13'1" x 9'8"

3pc Bathroom 6'1" x 8'4"

Mud room 6'10" x 6'3"

Kitchen 13'10" x 12'3"

Laundry room 6'4" x 8'5"

Dining room 11'2" x 13'4"

Living room 13'7" x 13'4"

Foyer 5'10" x 13'10"

Living room 20'0" x 8'10"

Kitchen/Dining room 15'9" x 10'2"

Listing Presented By:



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



Royal

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