



# Moncton New Brunswick

\$316,900

Located just 1.0 km from the city hospital, this well-cared-for storey-and-a-half home offers charm, space, and convenience. Set on a private lot, the backyard is beautifully landscaped with perennials that return each year perfect for anyone who enjoys low-maintenance gardens. Inside, the main level features a spacious living room, functional kitchen, and the primary bedroom, along with a four-piece bathroom. You'll also appreciate the mostly hardwood floors and vinyl windows throughout. A separate rear entrance offers excellent potential for a future basement apartment. The screened-in covered porch at the back is ideal for relaxing or entertaining. Upstairs, you'll find two additional bedrooms. The lower level includes a partially finished family room and generous storage space. Outside, the property includes two storage sheds. Appliances are included. Additional items may be negotiated. (id:6769)

Bedroom 13'0" x 9'8"

Bedroom 13'0" x 9'10"

Storage X

Family room 10'3" x 13'8"

Enclosed porch 8'6" x 9'6"

4pc Bathroom 5'7" x 7'6"

Primary Bedroom 11'3" x 10'

Kitchen 7'6" x 12'8"

Living room 16'2" x 11'3"

Foyer 8'10" x 4'8"

Listing Presented By:



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

<https://philalbert.ca/>



Royal

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