



New Brunswick Real Estate Board

Moncton New Brunswick

\$699,900

165 Erinvale is a spacious two-storey 3 bedroom home in the desirable Grove Hamlet subdivision, close to schools, parks, and amenities. The entire interior was freshly repainted last year, giving the home a bright, updated feel throughout. The main level offers a large kitchen with quartz countertops, an extra-large island with generous stone surface and a brand-new KitchenAid induction range. A bright dining area, powder room, fully updated laundry room with new washer and dryer and a beautiful sunroom overlooking the backyard complete this level. The living room features a natural gas fireplace with a stone accent wall, and the double garage provides excellent storage and convenience. The home is also equipped with central air and an owned on-demand natural gas hot water heater and natural gas furnace. Upstairs, you'll find three bedrooms and two full bathrooms, including the primary suite with a walk-in closet and updated ensuite. The finished basement includes a spacious TV/games room with in-floor heating, a spare bedroom, and a newly added half bath. Outside, the home offers a new composite front veranda, a fully fenced backyard, a saltwater pool and a brand-new hot tub. Bathrooms throughout have been updated with new cabinets, counters, and sinks, creating a perfect combination of comfort, function and style in one of Moncton's most popular neighbourhoods.

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3pc Bathroom 7'7" x 7'1"

Bedroom 11'10" x 11'3"

Bedroom 12'4" x 11'3"

Primary Bedroom 14'7" x 13'9"

Storage 17'1" x 19'4"

Bedroom 21'10" x 13'7"

2pc Bathroom 4'8" x 8'2"

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Mud room 12'7" x 5'3"

Foyer 10'5" x 17'2"

2pc Bathroom 4'0" x 5'6"

Sunroom 12'0" x 11'0"

Laundry room 7'5" x 5'6"

Kitchen 15'11" x 13'7"

Dining room 11'0" x 13'7"

Living room 16'6" x 17'2"

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