



## Moncton New Brunswick

\$399,900

Welcome to 31 Magellan Drive, in desirable Fairview Knoll neighborhood of Moncton East. This fully renovated bungalow with in law suite is setup similar to a duplex. Complete with separate meters, two laundry rooms and two private entrances, its the ultimate mortgage helper or investment opportunity. Main floor features 3 bedrooms with a full bathroom. Lower level features 2 bedrooms with a full bath. Property was extensively renovated in 2022. Key upgrades includes: new roof shingles, drain tile, kitchens, bathrooms, 2 sets of washers/dryers, appliances, flooring throughout, air exchanger, 2 electrical panels, sump pump, led/pot lights and much more. 31 Magellan offers easy access to highways, bus routes, schools (including Universite de Moncton) and local amenities such as Sobeys and Costco. A rare turnkey investment in Moncton with quick closing available! Taxes are non-owner occupied. Contact your REALTOR(R) for a private showing. (id:6769)

Storage 11'9" x 4'3"

3pc Bathroom 7'11" x 7'4"

Bedroom 11'8" x 10'11"

Bedroom 11'9" x 10'11"

Dining nook 11'8" x 8'5"

Kitchen 7'7" x 12'1"

Living room 12'1" x 12'9"

4pc Bathroom 9'6" x 7'6"

Bedroom 9'6" x 9'0"

Bedroom 13'0" x 11'9"

Bedroom 13'0" x 7'11"

Dining room 8'6" x 7'8"

Kitchen 8'6" x 11'7"

Living room 11'11" x 14'8"

Listing Presented By:



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<http://www.sebgagnon.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:  
sbuck56@gmail.com

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