



Riverview New Brunswick

\$418,000

Welcome to 909 Montgomery Avenue, Charming 4-Bedroom Home with Studio Suite in Riverview Heights, offers Comfort, Convenience, and Income Potential. *Prime Location: sitting on a quiet street in a family-friendly neighbourhood, Walk to schools, parks, community center, Trails, and local shops. Just 10 minutes to downtown Moncton, Avenir Stadium, and Champlain Mall. *Spacious Layout: 4 bedrooms plus a bright studio/in-law suite with kitchenette and 3-piece bath ideal for guests, rental income, or Airbnb. Main floor features Gleaming hardwood floors, sunlit living room with picture window, formal dining room that opens to a 28x10 deck overlooking a private, treed backyard. The kitchen has a cozy breakfast nook with garden doors. Upstairs there is Large primary bedroom with double closets, three additional bedrooms, and a 4-piece bath with jetted tub. Lower Level has private entry to the studio suite plus laundry, storage, and cold room (ideal for wine or pantry). *Outdoor Oasis: Landscaped yard with trees, shrubs, flowers, and a new pergola with floating deck (2023). *Updates : New windows, sinks, toilets, backwater valve, washer/dryer, over-range microwave, heating boiler, lower-level flooring, and driveway coating. *Extras: Attached garage with private foyer This inviting home blends warmth, thoughtful upgrades, and flexible living all in a peaceful, well-connected setting, quick closing available. The furniture, TVs, and appliances included at no extra cost. (id:6769)

Primary Bedroom 13'11" x 13'4"
 Bedroom 10'8" x 12'
 4pc Bathroom 7'7" x 8'3"
 Bedroom 9'8" x 13'4"
 Bedroom 10'7" x 8'3"
 Storage 10'7" x 12'9"
 Cold room 4'5" x 6'2"

3pc Ensuite bath 5'6" x 7'11"
 Hobby room 11'2" x 16'4"
 Laundry room 11'11" x 5'10"
 Kitchen 11'9" x 20'
 Dining room 10'11" x 11'9"
 Living room 12'2" x 19'7"
 Foyer 9'11" x 12'2"

Listing Presented By:



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 RE/MAX Quality Real Estate Inc.



Royal

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