



# Moncton New Brunswick

\$168,000

Welcome to 12 Villars! Nestled at the far end of the street, away from major traffic, on a nice, large corner lot, this charming and well-maintained 3-bedroom, 1-bath mini home offers peace and privacy. The homes layout is thoughtfultwo bedrooms on one side and the third on the other, offering privacy for everyone. Large kitchen and dining area with plenty of natural light from the patio door, a good-sized living room. The 4-piece bathroom includes a large counter and linen closet, and there is a convenient laundry area. Step outside to the backyard, where a large deck with a privacy wall invites you to unwind, entertain, or simply enjoy the quiet. An 8x8 storage shed provides extra space for tools or seasonal items. The nicely landscaped front yard greets you every day, and the backyard features planters perfect for growing your own vegetables, adding a touch of charm and practicality. Enjoy being just a skip and a hop to Irishtown Nature Park, and close to schools, all amenities, and just minutes from Costco. Recent updates include new shingles (2025), new flooring, and an air exchanger. A quick closing is available. Contact your preferred realtor today to schedule your private showing. (id:6769)

Bedroom 13' x 11'

4pc Bathroom 9' x 7'5"

Primary Bedroom 15' x 11'

Bedroom 11'11" x 11'6"

Living room 15' x 14'

Kitchen/Dining room 15' x 13'9"

Listing Presented By:



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