



Moncton New Brunswick

\$459,500

ATTENTION BUYERS & INVESTORS! NEW PRICE BY SELLER \$450,000 347 RYAN ST - POPULAR MONCTON NORTH! CHECK OUT THE VIRTUAL RENOVATION PHOTOS! BEFORE & AFTER PHOTOS! THIS 4 BEDRM, 1.5 BATH FAMILY HOME - FEATURES A 60 FT X 160 FT LOT+, ROOM TO BUILD GARAGE & BACK YARD PRIVACY! BEAUTIFULLY RENOVATED FAMILY RM & 4TH BEDRM DOWN! LOCATED CLOSE TO ALL MONCTON NORTH CONVENIENCES! English & French Schools, daycare, bus stop, YMCA, NW Walking Trail, NBCC, casino Walmart, 2 Hospitals & highways. This home offers the best of both worlds peaceful living with easy access to the city's amenities & attractions. Main floor features large living room - lots of natural light, perfect for family gatherings and entertaining. Large windows fill the space with natural light, enhancing the welcoming ambiance. Kitchen features solid cabinetry, spacious Dining area, main floor laundry & 2pc bath. The spacious primary bedroom is a peaceful retreat with plenty of closet space. The 2 additional bedrooms offer flexibility for growing families, guests, or home office needs & 4pc bath. Lots of storage. Lower level is beautiful & tastefully renovated! Large Family room, 4th bedroom - egress window, ideal for student OR family member. Utility room w storage. Enjoy outdoor living with a private deck, offering a peaceful spot for barbecues. Offers will be entertained - no less than \$450,000. Offers will be reviewed April 29, before 7pm. Sellers Direction to be uploaded. Taxes \$3025.34 (2025). (id:6769)

Bath (# pieces 1-6) 7'5" x 8'3"

Bedroom 13'2" x 14'2"

Bedroom 9'9" x 11'10"

Bedroom 11'10" x 14'2"

Utility room 10'6" x 16'1"

Bedroom 10'6" x 11'6"

Family room 12'0" x 20'8"

Laundry room X

2pc Bathroom 7'11" x 4'9"

Dining room 11'9" x 11'4"

Living room 11'10" x 15'4"

Foyer 11'10" x 5'6"

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