



New Brunswick Real Estate Board

## Moncton New Brunswick

\$449,900

Welcome to 40 Old Oak Crescent! Sitting on a quiet street in the heart of Moncton East, yet still nice and close to great family parks, schools, the Crossman Recreation Center and many other amenities. As you walk in the front door you will be impressed with the spacious living room filled with loads of natural light. This space flows into the dining area and is complimented by a newer mini split unit ensuring year round comfort. Off the dining room is the kitchen providing plenty of space and functionality. Down the hall is the primary bedroom complete with two closets, a brand new mini split heat pump and a cheater door leading to the 4 piece family bath. Two additional bedrooms complete this level. Downstairs on the lower level is a spacious IN LAW SUITE! Complete with a separate entrance, full kitchen with new appliances, living room, two bedrooms, storage room and a 4 piece bath. This living space can easily provide additional income or room for extended family to live! The attached garage can easily accommodate a large vehicle with room for a work space or more storage at the rear. Back inside, patio doors off the dining room lead to a huge deck with a concrete patio area at the bottom of the stairs and a storage shed. This spacious backyard will meet all your needs! This home is move in ready and waiting for you to make it your own! Book your viewing today! This one won't last long! (id:6769)

Bedroom 12'5" x 10'6"

Bedroom 10'5" x 12'4"

Laundry room 8'6" x 6'9"

Family room 26'4" x 14'

3pc Bathroom X

Bedroom 10' x 9'1"

Bedroom 12'5" x 9'4"

Bedroom 13'7" x 12'

4pc Bathroom X

Kitchen 14' x 9'4"

Dining room 11'7" x 12'3"

Living room 11'7" x 16'7"

Listing Presented By:



Originally Listed by:  
RE/MAX Quality Real Estate Inc.



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.