



# Moncton New Brunswick

\$299,900

Perfectly situated in a quiet, family friendly area, 43 Frier is just a short walk to the Arnold H McLeod elementary school, parks, and public transit, making it ideal for anyone seeking convenience. This home boasts a new roof (June 2025) and two new mini split heat pumps (June 2025), a detached garage and a spacious backyard. Through the foyer you will be greeted with a large family room complete with a fireplace and mini split heat pump. Past the living is the kitchen offering plenty of storage and eating area. A primary bedroom, two additional bedrooms, and a four piece family bath complete this level. The spacious basement expands your living space with a large rec room with built ins and a second heat pump, dedicated laundry room, two piece bath and ample storage for all your needs. Step outside to an incredible backyard complete with a large deck perfect for entertaining, gardening, or simply unwinding. A detached garage offers additional storage and parking. Don't miss this incredible opportunity to purchase an affordable home in a great neighborhood! (id:6769)

Storage X	Bedroom 10'5" x 9'0"
Laundry room 10'6" x 7'4"	Bedroom 12'4" x 10'0"
2pc Bathroom X	Dining room 8' x 12'7"
Family room 16'10" x 15'6"	Kitchen 11'7" x 8'10"
4pc Bathroom X	Living room 19'6" x 14'6"
Bedroom 10'2" x 8'0"	

Listing Presented By:



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RE/MAX Quality Real Estate Inc.



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

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

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