



# Riverview New Brunswick

\$419,900

Welcome to 909 Montgomery Avenue. This immaculate, well cared for, 4-bedroom, 2 storey home with a 16 x 26 attached garage is in a great family neighborhood, close to all amenities, and children can walk to all grade levels. Entering the front door, the Living Room is highlighted with a big window for natural light, a wood fireplace for comfort on chilly days, a custom-built bar area for great times. Then you'll find a spacious formal Dining Room that has Garden Doors to the 28 x 10 deck overlooking the nicely treed backyard. The kitchen has lots of cabinets and is combined with a lovely dining nook which also has Garden Doors to the deck. Upstairs there is a large Master Bedroom with double closets and 3 more bedrooms. The 4 Piece family bath with a jetted tub completes this level. In the basement there is an updated Studio with 3pc bath and kitchenette which the owner used as a B&B unit. There is also a dedicated Laundry Area, large storage space, and a Cold Room. Many updates since 2019 have been made including some doors, windows, sinks, toilets, a new heating boiler, with a new washer and dryer, new basement flooring, and fresh paint ... You will also love the landscaping around the house with a variety of ornamental plants, such as apple trees, bushes, and flowers uniquely decorated. A new floating deck with covered pergola completes the backyard. MOVE-IN READY, all furniture can stay with the house. Don't miss it, call your realtor to book a showing! (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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