

\$350,000 - 37 Sherrard

Listing ID: M154395

\$350,000

3 Bedrooms, 2 Bathrooms, 1120 square feet
Single Family

37 Sherrard, Moncton, New Brunswick,
E1C3J5

Featuring a TWO BEDROOMS
APPARTMENT IN THE BASEMENT
.Lovely bungalow sitting on a corner lot in a
good location with easy access to both
hospital and Université de Moncton. This
could be the perfect home for your family.
The basement has an in-law suite that you
can use for your own family or take
advantage of its location and rent the
basement as a mortgage helper. The
windows are PVC and the siding is vinyl,
the driveway is paved and spacious upstairs
and downstairs has its own separate
entrance. You will also enjoy the nice
Florida/sun room that this house has to
offer. Roofing redone summer of 2020. This
house is on a bus route which would
advantage any tenants for transportation.
There is a propane fireplace in the living
room. There is 2 laundry facilities on both
floors. The basement has a large storage
rooms that could easily be finish to add
more space to the in-law suite. The main
floor has hardwood and ceramic flooring
and the basement apartment has ceramic
flooring. There is also a cute 3 season room
off the balcony with plenty of windows The
paved parking is very spacious. . All the
appliances are included, 2 set of stoves, 2
set of fridges, 2 set of washer and dryer and

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some furnitures, Please give 24 hrs notice
for viewing as both main floor and in law
suit is rented. (id:24320)

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Listing Office:Royal LePage Atlantic