

# \$277,000 - 123 Churchill ST

---

## Listing ID: M156724

**\$277,000**

3 Bedrooms, 1 Bathrooms, 1147 square feet  
Single Family

123 Churchill ST, Moncton, New  
Brunswick, E1C7J5

Welcome to 123 Churchill Street, nestled in the heart of Moncton's vibrant centre. This well-appointed three-bedroom house stands as a perfect canvas for first-time buyers, investors, or those seeking to capitalise on the thriving student housing market. This house has been thoughtfully refurbished to provide a seamless blend of traditional charm and contemporary finesse with its open concept living space. Living spaces are bathed in natural light, highlighting the fresh, neutral décor and new flooring that elegantly flows from room to room. The half bathroom has been tastefully updated, ensuring convenience and comfort for both residents and guests. Outside, the property benefits from a sizeable (double lot), private garden and a spanking new deck, offering a tranquil retreat or the perfect spot for social gatherings. Two parking spaces add to the practicality of this attractive home. The house is complete with significant electrical and plumbing overhauls, including a new 200 amp service, promising reliability and safety. The fresh roofing installation tops off this compelling package, offering long-term protection against the elements. With the potential for R2 zoning conversion, savvy investors can build a separate unit on the property or duplex development at ease,

# \$277,000 - 123 Churchill ST

---

increasing the home's potential and appeal.  
Whether you're stepping onto the property  
ladder or expanding your portfolio, 123  
Churchill Street presents a remarkable  
opportunity in a sought-after locale.  
(id:24320)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: Greater Moncton REALTORS® du Grand Moncton

Last Modified: 22/04/2024 11:04:28 AM

Listing Office:RE/MAX Avante