

# \$519,000 - 76 Magnolia CRES

---

## Listing ID: M158544

**\$519,000**

4 Bedrooms, 3 Bathrooms, 1550 square feet  
Single Family

76 Magnolia CRES, Moncton, New  
Brunswick, E1A8C5

WELCOME TO 76 MAGNOLIA

**\*\*UPDATED & BETTER THAN NEW/**

**ROOF SHINGLES, FRONT DECK &**

**KITCHEN 2022 /2 MINI SPLITS /3RD**

**BATHROOM/ NATURAL GAS**

**FIREPLACE/AND MORE\*\*** In the sought-after Savannah Heights in MONCTON.

Step inside this updated home to explore the welcoming main floor featuring a spacious entryway and an airy open concept design encompassing the kitchen, dining area, and living room. The kitchen is adorned with sleek, white cabinetry, quartz countertops, center island, and a convenient pantry, and flowing into the living room highlighted by a beautiful custom accent wall. Adjacent to the living room is the elegant dining area which leads through patio doors to the backyard. On the second floor, discover the serene Primary bedroom with double closets, plus, two additional bedrooms, one of which features a natural gas fireplace for added comfort. Additionally, this floor offers a versatile sitting area with built in menu/computer desk and a generous 4-piece bathroom incorporating a laundry area for added convenience. Venture to the basement to find a comfortable family room and a 4th bedroom, along with a new three-piece bathroom featuring a gorgeous custom glass

# \$519,000 - 76 Magnolia CRES

---

door/ tile shower unit. Outside, the fenced backyard invites relaxation with its three-tiered decks and hook up for a hot tub, creating the perfect outdoor retreat.

LOCATED IN A GREAT FAMILY  
NEIGHBOURHOOD, CLOSE  
PROXIMITY TO BOTH  
FRENCH/ENGLISH SCHOOL,  
WALKING TRAILS, HIGHWAYS AND  
ALL AMENITIES. WELCOME HOME!!  
(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: 09/05/2024 10:19:54 AM

Listing Office:3 Percent Realty Atlantic Inc.