

# \$624,900 - 25 Delia AVE

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## Listing ID: M158761

**\$624,900**

3 Bedrooms, 2 Bathrooms, 1400 square feet  
Single Family

25 Delia AVE, Dieppe, New Brunswick,  
E1A6Y7

Executive Style 3-year-old raised bungalow offers a manicured lawn with an oversized deck overlooking the private back yard with mature trees. Welcome to 25 Delia Ave located in central Dieppe. As you enter the home you are greeted by a spacious foyer with direct access to the attached garage. As you proceed into the home you will be amazed by the modern touches for the open concept main floor with cathedral ceilings, plenty of windows for all day natural light & a mini split heat pump. Living room offers a full mantle with an electric fireplace, dining area and a large kitchen with plenty of white cabinets, huge center island with quartz countertop, pantry, mini bar area, stainless steel appliances & patio doors to the back deck. The rest of the main floor with 9ft ceilings comes with a full 4pc bath, 3 very good size bedrooms with a walk-in closet for the primary room & a 4pc ensuite with double vanity. Lower level offers a finished family room with plenty of additional space for a games area or a toy room. The rest of the basement is ready to be finished for two more additional bedrooms, a 3rd full bathroom (rough-in) & a very large storage room. Extra features include a double wide paved driveway, central vac & a Lux 8 Year home warranty

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with 6 years remaining (transferable).  
Situated within walking distance to trails,  
Fox Creek Golf Course, St. James Gate  
Restaurant, Dieppes Aquatic & Sports  
Center. Vendor prefers a 60-day closing.  
Call today for a private showing! (id:24320)

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Last Modified: 22/04/2024 11:00:37 AM

Listing Office: Assist 2 Sell Hub City Realty