

# \$359,000 - 37 Arthur ST

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## Listing ID: M158822

**\$359,000**

3 Bedrooms, 2 Bathrooms, 1288 square feet  
Single Family

37 Arthur ST, Moncton, New Brunswick,  
E1C9Y1

Welcome to 37 Arthur Street in Moncton, NB a prime property boasting a convenient location near NBCC & Trinity, perfect for first-time homebuyers, individuals seeking proximity to amenities, or savvy investors looking for a rental opportunity! Upon entry, the spacious foyer greets you, offering ample space for removing footwear. The kitchen is a highlight, featuring plenty of cabinets and an adjacent dining area, ideal for gatherings and meal prep. Completing the main floor is a convenient 2-piece bathroom and a generously sized living room. Upstairs, discover three bedrooms and a family bathroom, providing comfortable living spaces for the whole family. The basement level offers additional living space with a finished family room, utility room, and the potential for a full bathroom, catering to various lifestyle needs. Noteworthy features include energy-efficient updates, including roof shingles replaced in 2015 and two mini-split added, ensuring comfort and cost savings year-round. Outside, a treed backyard offers a serene retreat, perfect for outdoor enjoyment and relaxation. Don't miss out on the opportunity to make this your new home or investment property. Call your REALTOR® today to book a showing

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before it's sold! (id:24320)

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Listing Office: Keller Williams Capital Realty