

# \$464,900 - 38 Laurelle AVE

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## Listing ID: M159128

**\$464,900**

3 Bedrooms, 3 Bathrooms, 1044 square feet  
Single Family

38 Laurelle AVE, Moncton, New  
Brunswick, E1G1G3

Charming 3 Bedroom, 2/1 Bathroom Semi-Detached home with a single garage in an IDEAL LOCATION. Welcome to your dream home! This new construction semi-detached gem is a perfect blend of modern design and convenience. This property offers everything you've been searching for in a family home. The location is unbeatable. You'll be on a quiet access road, providing a tranquil setting for your family, and within minutes of shopping centers, schools, amenities, parks, and recreational facilities. Main floor boasts an open concept design with a contemporary kitchen, a spacious living room, dining and a practical mudroom off the garage which keeps your living areas clutter-free. A laundry room and an additional half bath in the mudroom on the main floor adds to the home's convenience. The 2nd floor with 3 spacious bedrooms and 2 bathrooms features a big primary bedroom, walk-in closet and an ensuite bathroom. Two other good sized bedrooms with access to another full bathroom complete this floor. New home HST rebate and NB Power grant to be assigned to the vendor. Purchase price is based on home being the primary residence of the buyer. PID, PAN and lot size is subject to change. All Photos and videos are

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virtual and samples, So finishings will not be exactly the same as photos. Don't miss out on this fantastic opportunity to make this home your own. (id:24320)

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Listing Office:Royal LePage Atlantic