

# \$357,900 - 17 Aboujagane

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## Listing ID: M159312

**\$357,900**

3 Bedrooms, 2 Bathrooms, 1321 square feet  
Single Family

17 Aboujagane, Memramcook, New  
Brunswick, E4K3P5

Escape to your own private sanctuary at 17 Aboujagane in peaceful Memramcook. This lovely secluded property sits on 1.5 acres of land and has been meticulously updated throughout the years to offer modern comfort and convenience. Upon arrival, you're greeted by a spacious mudroom boasting plenty of storage. The open-concept kitchen and dining area feature tall windows that flood the space with natural light, offering breathtaking views of the well-maintained property. Recent renovations include new roof shingles(2016), most windows replaced, and a freshly renovated kitchen and bathrooms (2016), along with modern appliances less than a year old. The main floor also offers a generously sized living room with the possibility of adding a wrap-around porch to further enhance your outdoor living experience. A convenient 4pc bathroom with plenty of storage completes the main level. Upstairs, you'll find three bedrooms, including a spacious primary bedroom with a walk-in closet and ensuite. Downstairs, a newly refinished rec room. Basement is completed with a laundry room and ample storage space to add to the home's functionality. Outside, the well maintained property offers plenty of space to enjoy

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nature, including a hobby-sized chicken coop! You will also be pleased to know that the well pump, sump and mini-split heat pump are all new from within a year and that the cedar siding was also repainted recently. Don't miss your chance! Call today! (id:24320)

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Last Modified: 23/06/2024 03:10:26 PM

Listing Office:EXIT Realty Associates