

\$324,900 - 73 Mount Royal BLVD

Listing ID: M159489

\$324,900

3 Bedrooms, 2 Bathrooms, 1092 square feet
Single Family

73 Mount Royal BLVD, Moncton, New
Brunswick, E1E2V3

ATTENTION INVESTORS FIRST TIME HOME BUYERS! Welcome to 73 Mount Royal Blvd in Monctons sought-after New West End. This charming property offers a life of convenience and comfort in one of the city's most desirable neighbourhoods. Located just moments away from Moncton's top-rated schools and a plethora of amenities, including shopping, dining, and entertainment options, all you need is within reach. Enjoy strolls around the picturesque Jones Lake or take in the natural beauty of Centennial Park, both just a stone's throw away. The New West End location means you're only minutes from downtown, and with easy access to Wheeler Blvd and the highway for hassle-free commuting. Step inside to discover a bright and inviting living room which is connected to the dining area. The lovely kitchen makes meal preparation a breeze. Three bedrooms and a family bathroom provide comfortable accommodations for the whole family. Downstairs, the basement offers additional living space with a family room and a non-conforming bedroom. A 2-piece bathroom, laundry room, and plenty of storage space complete the lower level. INVESTORS: NOTE THAT THE BASEMENT HAS ITS OWN ENTRY AT THE BACK OF THE

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HOUSE. EASY TO MAKE THE
DOWNSTAIRS AN APPARTMENT. Stay
comfortable year-round with a mini-split
heat pump for efficient heating and cooling,
supplemented by backup heating with oil
and forced air. The property features a great
backyard with a sizeable storage shed
measuring 12 x 20 with electricity.
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