

# \$439,900 - 23 Georgia LANE

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## Listing ID: M160081

**\$439,900**

3 Bedrooms, 2 Bathrooms, 1348 square feet  
Single Family

23 Georgia LANE, Moncton, New  
Brunswick, E1A7Y9

Welcome to 23 Georgia Lane, located in the highly desirable Savannah Heights neighborhood of Moncton, NB. This well-maintained property is a perfect fit for first-time buyers, growing families, or those looking to downsize, offering convenient one-level living on a serene corner lot in a quiet neighborhood with a park near by. The main floor boasts a spacious layout with pristine hardwood floors, featuring a large living room, dining room, and a kitchen with stunning vaulted architectural ceilings. You'll also find three generously sized bedrooms and a main 4-piece bathroom on this level, perfect for family living. The rear of the home offers additional living spaces, including a cozy family room and a four-season sunroom, providing the perfect spot to relax and enjoy the views of your backyard throughout the year. The partially finished basement includes two large rooms, a propane fireplace and a 3-piece bathroom, with convenient access from the garage. This setup offers the potential for a semi-private entrance to the basement, ideal for a guest suite or home office. Completing this fantastic home is an attached double car garage, offering ample space for vehicles and additional storage. Experience the comfort and convenience of living in

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Savannah Heights. Dont miss your chance  
to make 23 Georgia Lane your new home,  
call today for your private showing.  
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