

\$490,000 - 76 Magnolia CRES

Listing ID: M160255

\$490,000

3 Bedrooms, 3 Bathrooms, 1550 square feet
Single Family

76 Magnolia CRES, Moncton, New
Brunswick, E1A8C5

WELCOME TO 76 MAGNOLIA

****UPDATED & BETTER THAN NEW/**

ROOF SHINGLES, FRONT DECK &

KITCHEN 2022 /2 MINI SPLITS /3RD

BATHROOM/ NATURAL GAS

FIREPLACE/AND MORE** Step inside to

discover a welcoming main floor with a

spacious entryway and an open-concept

layout encompassing the kitchen, dining,

and living room. The kitchen is adorned

with sleek white cabinetry, quartz

countertops, a center island, and a pantry for

added storage while the living room features

a stunning custom accent wall, adding a

touch of elegance to the space. Adjacent to

the living room, the elegant dining area

leads through patio doors to the backyard,

perfect for indoor-outdoor entertaining. On

the second floor, a serene primary bedroom

with double closets, an additional spacious

bedroom, plus a versatile loft/bedroom

complete with a natural gas fireplace for

added comfort. This floor also offers a

versatile sitting area with a built-in

menu/computer desk and a generous 4-piece

bathroom with a laundry area for added

convenience. Venture to the basement to

discover a comfortable family room and a

fourth bedroom, along with a brand-new

three-piece bathroom featuring a gorgeous

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custom glass door/tile shower unit. Outside, the fenced backyard beckons with its three-tiered decks and hook up for a hot tub, creating the perfect outdoor retreat for relaxation and enjoyment. **LOCATED IN A GREAT FAMILY NEIGHBOURHOOD, CLOSE PROXIMITY TO BOTH FRENCH/ENGLISH SCHOOL, WALKING TRAILS, HIGHWAYS AND ALL AMENITIES. WELCOME HOME!!**
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