

# \$570,000 - 51 Cabot ST

---

## Listing ID: M160386

**\$570,000**

3 Bedrooms, 4 Bathrooms, 1835 square feet  
Single Family

51 Cabot ST, Moncton, New Brunswick,  
E1A5K8

Bienvenue\Welcome to 51 Cabot Drive with ONE BEDROOM IN LAW SUITE. This home is in the Moncton East community of Fairview Knoll. This quiet subdivision boasts beautiful mature trees that are truly stunning during all seasons. The main floor consists of a foyer leading to the living room with a beautiful large window to allow plenty of natural light into the home. You'll find the formal dining room at the back of the house, a kitchen with great cabinet space, and a beautiful family room. The patio doors off the family room will take you to your private manicured backyard space. A mudroom with a laundry room completes this level. On the second floor, you'll find the primary bedroom with a 3 pc ensuite, 2 more bedrooms and a 5 pc bathroom. The basement is accessible by a separate side entrance with an in-law suite consisting of a kitchen, dining, living room, a 3 pc bathroom, and a non-egress bedroom. Large 1-car garage with cabinets and shelving. Francophone and English School District schools within 10-15 min. walking distance; Université de Moncton in 30 min. walking distance or 10 min. drive. Extras: air exchanger, mini split heat pump, extra-large driveway with interlocking pavers, large deck with private treed backyard, extra

# \$570,000 - 51 Cabot ST

---

non-egress bedroom in the basement. (Total  
Finish SQFTG: 2,735). Call your  
REALTOR® to view. (id:24320)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: Greater Moncton REALTORS® du Grand Moncton

Last Modified: 25/06/2024 09:58:22 AM

Listing Office:EXIT Realty Associates