

\$319,900 - 101 Arlington DR

Listing ID: M160748

\$319,900

3 Bedrooms, 4 Bathrooms, 1260 square feet
Single Family

101 Arlington DR, Moncton, New
Brunswick, E1E3H9

Welcome to 101 Arlington DR, Moncton! Nestled in the heart of Moncton's historic West End, this charming 1.5 storey home is ready for its new owner and perfect for families or investors. The property boasts 3 good-sized bedrooms, 2 non-conforming bedrooms, and 4 full bathrooms, offering incredible flexibility and potential as a mortgage helper. The main floor features a spacious, bright living room, a delightful dining area, a well-equipped kitchen, a bedroom, and a full bathroom. Upstairs, you'll find two more bedrooms and a 4-piece bathroom with views of the generous front yard. The basement level includes two non-conforming bedrooms and 2 full bathrooms, each with a separate entrance, making it ideal for an in-law suite conversion to add significant value. Additional highlights include a fully fenced backyard, an attached 12x22 garage, and a driveway with parking for 4-5 cars. Centrally located, the home is within walking distance to schools, shopping, parks, and all the amenities the West End has to offer. With a potential rental income of \$2,000-\$2,500/month (utilities not included), this property is a fantastic investment opportunity. Note: Some windows need to be updated. This property

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was a rental for the current owner and they did not live in it. Recent electrical upgrades.
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