

# \$329,000 - 388 Lutz ST

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## Listing ID: M161022

**\$329,000**

3 Bedrooms, 2 Bathrooms, 1790 square feet  
Single Family

388 Lutz ST, Moncton, New Brunswick,  
E1C5H1

Attention investors and first-time homebuyers looking for a mortgage helper! This R3-zoned up/down duplex is perfectly situated in the heart of downtown, close to EVERYTHING. The property boasts a double-wide driveway that fits up to 6 vehicles. The main floor unit features a beautiful eat-in kitchen, a 3-piece bathroom, a living room, two bedrooms, and in-unit laundry, plus enjoy the huge fenced-in backyard with a storage shed. The upstairs unit includes an eat-in kitchen, a 4-piece bathroom, a spacious living room, and one bedroom. Both units benefit from the 40-gallon hot water tank, ensuring plenty of hot water for both units. The duplex is equipped with baseboard electric heat, a 200 AMP electrical panel, and a fully spray foamed insulated basement. All appliances are included, making this a move-in-ready opportunity. This is an investment opportunity you don't want to miss!  
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