

# \$299,900 - 35 Ashburn AVE

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## Listing ID: M161040

**\$299,900**

3 Bedrooms, 1 Bathrooms, 864 square feet  
Single Family

35 Ashburn AVE, Riverview, New  
Brunswick, E1B3C8

Located on a quiet street, this immaculate, nicely landscaped climate controlled home has been lovingly maintained over the years and is move in ready. Improvements over the last dozen or so years include the kitchen and bathroom, windows, front and side doors, shingles (2023) siding (2020), electrical panel, a generator panel and a generator. The main floor features a spacious Living Room, a modern Kitchen with a pantry and Vinyl Plank flooring, 3 Bedrooms and the 4 piece Family Bath. The lower level has a Family Room area and an Office space that is separated by a half wall which was designed to be easily removed should you want to open up the area. There is a non conforming Bedroom with a large closet and a huge laundry/storage/workshop area. Outside is further living space. The 12 x 16 building was constructed on a cement slab in 2004 and is fully insulated and heated and was used year round for an artists studio. It would be perfect if someone wanted a home office or just a great party spot. There is also an 8 x 8 storage barn. Call your REALTOR® for an appointment to view. (id:24320)

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Listing Office:RE/MAX Avante