

\$348,888 - 78 Ninth

Listing ID: M161197

\$348,888

4 Bedrooms, 4 Bathrooms, 465 square feet
Single Family

78 Ninth, Moncton, New Brunswick,
E1E3E4

Welcome to 78 Ninth Street, a versatile and charming bungalow offering the perfect blend of comfort, convenience, and potential. This property features a legal one-bedroom apartment downstairs, complete with a kitchen, living room, and a 4-piece bathroom, ideal for generating rental income or hosting guests. Upstairs, you'll find a thoughtfully designed living space with two bedrooms and 1.5 bathrooms. The primary bathroom boasts a heated floor, a luxurious jetted tub, and a bidet, providing a spa-like retreat. The modern kitchen and inviting living room create a warm and welcoming atmosphere for everyday living. Additionally, there's a bonus room downstairs with its own entrance and 4-piece bathroom, making it perfect as an extra bedroom or a potential Airbnb rental. This room offers flexibility to suit your needs, whether for personal use or as an income-generating space. The property also includes a heated detached garage, perfect for your projects or winter parking. The backyard is a private oasis with a fully wood-fenced yard and a beautiful Japanese garden gate, creating a serene outdoor space. Zoned R2 and conveniently located within walking distance to downtown Moncton. High-intensity foam insulation on the exterior

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walls ensures optimal energy efficiency and comfort year-round. Don't miss out on this exceptional property with endless possibilities! Contact REALTOR® today to schedule a viewing and experience the unique charm of 78 Ninth Street. (id:24320)

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Listing Office:EXIT Realty Associates