

\$450,000 - 96 Connaught AVE

Listing ID: M161316

\$450,000

2 Bedrooms, 3 Bathrooms, 1342 square feet
Single Family

96 Connaught AVE, Moncton, New
Brunswick, E1C3P2

LOCATION! LOCATION! WALK TO
MONCTON HOSPITAL! AIR
CONDITIONING! WELCOME TO 96
CONNAUGHT AVE - CORNER WALSH
STREET - CONVENIENT HOSPITAL
AREA! Charming! Updated! Warm &
Inviting bungalow with partially finished
basement, income potential, detached
garage & breezeway. 2 kitchens, 2
driveways, climate controlled central air.
SEPARATE ENTRANCE to the lower level
suite, ideal for family members. Main Floor
beautiful hardwood floors. Livingroom with
fireplace, Kitchen - lots of cupboards,
appliances remain, dining area, main floor
office/den with sunroom feel - patio doors
to deck. 2 bedrooms - primary bedroom is
21'.9 x 11'.2 - across from the 4pc bath.
Basement: At the bottom of the stairs -
Combination laundry & 2pc bath. Entrance
to suite which consists of...Family room,
2nd kitchen w eating area, 2 non
conforming bedrooms/offices, 3pc
bath/shower. Walk to Moncton
Hospital, banking & Shoppers Drug. Close to
good English & French schools, NBCC, U
de M, Walmart & highways. Short drive to
Costco. Upgrades include electric furnace
and heat pump within the last 2 years.
Windows and siding 2020. Roof Shingles

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approx 2019. Property Taxes: \$4196.34

(2024) Closing date is flexible. WELCOME

HOME! CLICK ON THE MULTI MEDIA

ICON - FOR iGUIDE 3D TOUR.

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Listing Office:RE/MAX Quality Real Estate Inc.