

Great Location



101 Second Ave, Moncton, NB, E1C 7Y1

Offered at \$339,900

MLS?NB145054-Welcome to 101 Second Avenue, located in the friendly Birchmount area! This well-maintained home offers excellent curb appeal, a private backyard, and the added bonus of a one-bedroom in-law suite?an ideal mortgage helper with rental potential averaging approximately \$1,300 per month. The main level features a bright and inviting layout with three spacious bedrooms, a full bathroom, a modern eat-in kitchen, and a comfortable living area. The main living space also enjoys access to a basement family room and a shared laundry room, providing additional living space for the homeowners. The lower-level in-law suite includes a separate family room, kitchen, one bedroom, and a full bathroom, making it perfect for extended family or rental income. Pride of ownership is evident throughout this home. Recent updates include both renovated bathrooms, a modern kitchen, updated light fixtures and electrical plugs, and roof shingles approximately 9 years old. Additional features include two mini-split heat pumps for year-round heating and air conditioning, a 200-amp breaker panel (one meter), double-wide paved driveway, storage shed, and a spacious back deck overlooking a private backyard. The home includes a washer, dryer, stove, dishwasher, microwave hood fan, and two refrigerators. One hot water tank is rented through NB Power. Conveniently located close to schools, restaurants, shopping, pharmacies, and other everyday amenities, this property offers exceptional value for homeowners and investors alike. Don't miss your opportunity?call today to book your private showing!

4 Bedrooms

2 Bathrooms

1,603 sqft

0.15 acres (lot size)

Built: 1970



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