

# Great Investment



## 102 Portledge Ave, Moncton, NB, E1C 5S7

Offered at \$529,000

MLS?NB127165-Welcome to 102 Portledge Avenue - a highly sought-after location in the heart of Moncton, near the George Dumont Hospital. This charming 2+ storey home, complete with an attached garage, offers a picturesque view that will capture your heart the moment you arrive. As you step inside, you'll immediately be enveloped in a sense of warmth and comfort. With a central air heat pump providing full AC throughout the home, this residence is perfect for families of all sizes. The main floor boasts a spacious living room, flooded with natural light, an elegant formal dining room, and an inviting eat-in kitchen with an island. Step outside from the kitchen to discover a generous backyard, complete with a roomy deck and a beautifully flat expanse of land, ideal for creating your dream outdoor space, be it a swing set or a private oasis. The possibilities are endless! Venture to the second level, where you'll find three generously proportioned bedrooms and a well-appointed full bathroom. The third level is a unique space, housing an office and a hobby room, perfect for crafting, work, or play. The lower level of this home is a versatile area, featuring a family room, a fourth bedroom, a fully equipped kitchen, and a convenient full 4pc bathroom complete with laundry facilities. This space presents a golden opportunity for accommodating an in-law suite or generating additional income by renting it out. CALL TODAY to schedule a private showing and experience its unique charm for yourself!

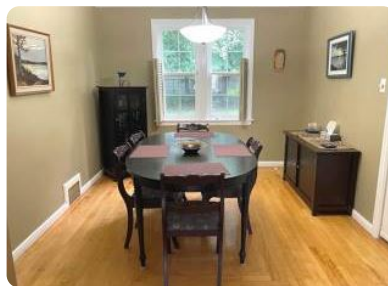
4 Bedrooms

2 Bathrooms

2,405 sqft

0.11 acres (lot size)

Built: Unknown year



Scan above on mobile device  
for directions to this listing

Assist2Sell Hub City Realty  
Ricky Cormier  
(506) 859-7779  
r.cormier@assist2sell.com

Assist2Sell.

All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.  
©2025 Assist2Sell.com - Licensed according to agreed upon terms and conditions.



<https://assist2sell.com/listing/102-portledge-ave-moncton-nb-e1c-5s7/3yd-a2sell-823548>