Just Like New



236 Erinvale, Moncton, NB, E1A 9S2

Offered at $429,900

MLS?NB149770-LIKE NEW - SCREENED-IN GAZEBO - SIDE ENTRANCE - GREENBELT!! Welcome to 236 Erinvale, a stunning semi-detached home in the desired Grove Hamlet neighborhood, steps away from Champlain school and offering easy access to both highways. The main level features a beautiful custom white kitchen equipped with stainless steel appliances, plenty of cupboard space and a large island. The open and inviting living room boasts an accent wall with a built-in fireplace and concealed entertainment wiring. Upstairs, the second-floor hosts three bedrooms, including a primary suite with a walk-in closet, a full bathroom featuring a double vanity sink and a laundry closet. Climate control is effortless with two 12,000 BTU LG heat pumps, complemented by a dedicated generator panel setup. The property also features an extra-wide 21-foot driveway paved up to your private side entrance to the basement, which has great potential for a future rental suite. The basement offers a very large fourth bedroom, a spacious family room currently used as a gym, insulated subfloor click flooring throughout, a hardwood staircase and roughed-in space for a third bathroom. Step outside to your private oasis featuring an extended 8'x12' deck, a professionally maintained lawn, and a 10'x12' insulated, fully screened-in gazebo with marine-grade plastic covers. Additional conveniences include an 8'x12' powered storage shed with built-in shelving and direct access to local walking trails and a green belt. This immaculate home is a must-see!!

- 4 Bedrooms
- 2 Bathrooms
- 2,065 sqft
- 3,886 sq. ft. (lot size)
- Built: 2017









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