






# Great Location



## 3739 Carney, Moncton, NB, E1C 4H4

Offered at \$179,900

MLS#M119964 - GREAT LOCATION!! Centrally located and situated very close to the Moncton hospital. This immaculate up and down duplex would be perfect for an owner to live in one unit and rent the other unit or just add a great property to your portfolio. Main floor offers 1 bedroom with a full kitchen featuring oak cabinets, formal dining room, 4pc bath, hobby or family room in the basement and a laundry area with plenty of storage. The 2nd floor comes with 2 bedrooms, eat-in Kitchen, living room and a 4pc bath. The second-floor apartment has its own private section in the basement for storage and laundry. Double wide paved driveway, two newer natural gas furnaces, separate meters, two water heaters and tenants pay their own heat and lights. Hardwood and ceramic floors on the main and second floor. Please allow 24 hours for any showings. CALL TODAY to set up a private showing on this well-kept updated duplex.

	4 Bedrooms
	3 Bathrooms
	1,824 sqft
	0.14 acres (lot size)
	Built: 1960



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