



41 Birchfield St, Moncton, NB, E1G 0W7

Offered at \$424,900

MLS#NB120789-INCOME PROPERTY ? MONCTON NORTH END! Welcome to 41 Birchfield Street ? a fantastic investment opportunity in one of Moncton's most sought-after areas. This spacious two-storey semi-detached home features a one-bedroom basement apartment with a separate entrance and potential laundry hookup?perfect for rental income or extended family. The main unit offers a bright open-concept layout with a large living room, dining area with patio doors to a private back deck, and a well-appointed kitchen with island. A 2-piece bath completes the main level, finished with hardwood and ceramic flooring. Upstairs, you'll find three generously sized bedrooms, including a primary bedroom with a walk-in closet, a full bathroom, and a convenient laundry area. The basement apartment includes an eat-in kitchen, living room, bedroom, 3-piece bath, and a storage/ possible laundry area. Double width driveway, mini-split heat pump for efficient heating & cooling, and a treed backyard complete this beautiful property. Single power meter, tenant currently month-to-month. Close to schools, parks, daycares, and all amenities. Whether you're looking to live in one unit and rent the other or add to your investment portfolio?this property is a must-see! Call today to book your private showing!

4 Bedrooms

3 Bathrooms

2,100 sqft

3,391 sq. ft. (lot size)

Built: 2012



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

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