

Great Family Home



52 Kendra St, Moncton, NB, E1C 4J8

Offered at \$399,900

MLS#NB117859-Excellent Mortgage Helper! This well-maintained income property is ideally located near hospitals, the university, and overlooks treed government land and a park across the street. The main floor offers a spacious living room, dining area with patio doors to a private deck?perfect for BBQs and relaxing summer evenings. The modern, updated kitchen includes all appliances. Three bedrooms, a full bath, and in-unit laundry complete the main level. Downstairs features a family room and storage area that connects from the upper level. A separate rear entrance leads to a self-contained 1-bedroom basement apartment with living room, kitchen, 4-piece bath, and its own laundry?ideal for rental income or extended family. Additional features include: All appliances (including both sets of washer/dryers) included Parking for 3 vehicles, 12' x 14' storage shed, Private backyard, Single electrical meter, Roof approx. 15 years old. Rental Potential: Main floor: Estimated at \$2,000/month. Basement: Currently rented at \$1,100/month. Heat and lights included. Property will be vacant on closing. 24 hours? notice required for basement unit access. Don?t miss this opportunity?book your private showing today!

4 Bedrooms

2 Bathrooms

2,037 sqft

0.19 acres (lot size)

Built: 1975



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