

# Great Opportunity



## 9 Cathedral Lane 113, Saint John, NB, E2L 0E7

Offered at \$144,900

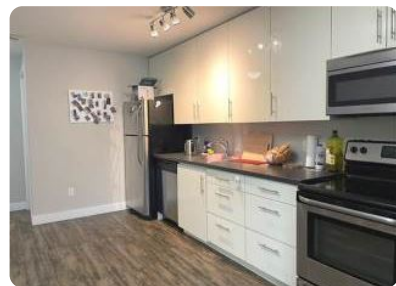
MLS#NB123218-Welcome to 9 Cathedral Lane, Unit #113 ? A Smart Investment or Perfect First Home! Step into this well-maintained 1-bedroom condo townhouse offering 602 sq. ft. of functional, open-concept living space. The bright and spacious layout combines the living room and eat-in kitchen for comfortable day-to-day living or entertaining. A full 4-piece bathroom and in-unit laundry add convenience to this low-maintenance home. Located just minutes from Uptown, this property is ideally situated within walking distance to major amenities including shops, restaurants, public transit, & more. Whether you're looking for your first home, downsizing, or seeking a reliable rental or Airbnb opportunity, this unit offers excellent versatility with vacant possession available on closing & quick closing possible. Property Highlights: Open-concept 1-bedroom layout, Full 4-piece bath + in-suite laundry, All appliances included (washer & dryer owned), Approx. 11 years old and well cared-for. Condo fees: \$137.95/month. Fee includes: exterior building maintenance/repairs\*, city water, garbage & recycling pick-up. No pets allowed. Rentals and Airbnb permitted (Airbnb owners must provide tenant contact info to Condo Board). Tenant-occupied ? 24 hours' notice required for showings. \*Note: Owners are responsible for any exterior damage caused by themselves or tenants. Interior maintenance & insurance are the responsibility of each unit owner. Don't miss this excellent opportunity in a well-managed complex!

1 Bedrooms

1 Bathrooms

602 sqft

Built: Unknown year



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