

# Mortgage Helper!



## 9 Keenan Dr, Moncton, NB, E1A 3P8

Offered at \$434,900

MLS?NB143545-Mortgage Helper! Welcome to this well-maintained bungalow offering the perfect opportunity for homeowners or investors with a 1-bedroom in-law suite featuring its own separate entrance. The bright and inviting main level boasts an open-concept layout with a spacious living room, a large kitchen offering plenty of cabinets and countertop space, and a dining area perfect for everyday living and entertaining. You'll also find two comfortable bedrooms, a full bathroom with convenient main-floor laundry, beautiful hardwood floors, and an abundance of natural light throughout. The fully finished lower level features a self-contained 1-bedroom in-law suite with an open-concept kitchen, dining and living area, a full bathroom with laundry, a hobby room, and an oversized storage room?ideal for generating rental income, accommodating extended family, or providing additional living space. Additional features include two mini-split heat pumps for efficient year-round comfort (one on each level), central vacuum, an oil forced-air furnace for backup heat, and a 2017 oil tank. Outside, you'll appreciate the attached 18' x 24' garage, double paved driveway, an additional single width driveway leading to a carport, a storage shed, and a welcoming covered front deck. Situated on a desirable corner lot, partial fenced yard and this home is conveniently located close to Costco, Sobeys, pharmacies, restaurants, schools, and all major amenities, with one school just a short walk away. Don't miss this fantastic opportunity. Call today to book your private showing!

3 Bedrooms

2 Bathrooms

1,880 sqft

0.3 acres (lot size)

Built: 1976



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Assist2Sell Hub City Realty

Ricky Cormier

(506) 859-7779

r.cormier@assist2sell.com

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