

\$489,500 - 44 West Avenue, Sackville

MLS® #NB118060

\$489,500

4 Bedroom, 3.00 Bathroom, 2,456 sqft

Single Family on 0.43 Acres

N/A, Sackville, New Brunswick

FAMILY HOME IN DOWNTOWN SACKVILLE, AND JUST 25 MINUTES TO MONCTON AND 15 MINUTES TO AMHERST! Nestled in a picturesque neighborhood walking distance to Mount Allison University is this 4-bedroom home on a large private lot! This property offers a peaceful retreat yet central to everything. Through the front door is the warm and inviting foyer, to the left is the spacious living room with picture window and dining room with door to the back deck. This room opens onto the spacious year-round sunroom surrounded by windows. The kitchen has been updated with quartz countertops, stainless appliances, oak cabinetry, and a bright breakfast area. At the back is a 2pc bathroom, laundry area, and access to the backyard. To the right of the main foyer is the family room. There is access to the attached garage from the foyer as well. The hardwood staircase leads to the second floor featuring the primary suite with ensuite bath, vanity area, and a private sunroom addition perfect for a private den, office, or dream walk-in closet. Also on the second level are three guest bedrooms and a second full bathroom. The backyard is a private oasis, bordered by mature trees and with a manicured lawn. Whether enjoying a morning cup of coffee or hosting a summer barbecue, the backyard is sure to become a favorite! A back deck and a tree house make the perfect additions. Please note taxes are based on non-owner occupied rate and would be significantly less if the home becomes a



primary residence. (id:6289)

Built in 1989

Essential Information

Listing #	NB118060
Price	\$489,500
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,456
Acres	0.43
Year Built	1989
Type	Single Family
Sub-Type	Freehold

Community Information

Address	44 West Avenue
Subdivision	N/A
City	Sackville
Province	New Brunswick
Postal Code	E4L4P1

Interior

Heating	Electric Baseboard heaters, Radiant heat
# of Stories	2

Exterior

Exterior	Vinyl
----------	-------

Listing Details

Listing Office	RE/MAX Sackville Realty Ltd.
----------------	------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 26th, 2025 at 8:46am PDT