

# \$386,900 - 66 Ayer Avenue, Moncton

MLS® #NB118894

**\$386,900**

3 Bedroom, 2.00 Bathroom, 2,084 sqft

Single Family on 0.14 Acres

N/A, Moncton, New Brunswick

**3 BEDROOM IN-LAW SUITE! SEPARATE ENTRANCE! \$3,800/MONTH INCOME!**

Welcome to 66 Ayer, Moncton a well-maintained 6-bedroom, 2-bathroom home with a fully renovated 3-bedroom in-law suite (non-conforming)! Perfect for investors or homeowners seeking a mortgage helper. The main floor offers a bright living room, spacious kitchen, 3 bedrooms, and full bath. The lower level features shared laundry and a private in-law suite with its own entrance, large living room with new kitchen, full bath, storage, and 3 bedrooms (non-conforming). Recent upgrades include a newer roof, fully finished basement and many smaller things. Outside offers ample paved parking, extra gravel parking at the back, a large backyard, and a shed (as-is). Located near NBCC, Oulton College, Mountain Road, schools, bus stops, and shopping. Property tax is based on non-owner occupancy and will be lower rate for principal residence. A 360 virtual tour is attached for your convenience book your showing today! (id:6289)



## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | NB118894  |
| Price          | \$386,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Square Footage | 2,084     |

|          |               |
|----------|---------------|
| Acres    | 0.14          |
| Type     | Single Family |
| Sub-Type | Freehold      |
| Style    | Bungalow      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 66 Ayer Avenue |
| Subdivision | N/A            |
| City        | Moncton        |
| Province    | New Brunswick  |
| Postal Code | E1C8G8         |

### Interior

|              |                                          |
|--------------|------------------------------------------|
| Heating      | Natural gas Baseboard heaters, Hot Water |
| # of Stories | 1                                        |

### Exterior

|          |       |
|----------|-------|
| Exterior | Brick |
|----------|-------|

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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