

# \$255,000 - 30 Fraser Avenue, Edmundston

MLS® #NB118936

**\$255,000**

3 Bedroom, 2.00 Bathroom, 1,296 sqft

Single Family on 0.11 Acres

N/A, Edmundston, New Brunswick

Superb family property combining charm, comfort, and convenience. Ideally located close to all amenities and just steps from an elementary school, it is a perfect choice for a family. The main floor features an office, a powder room, a functional kitchen, a dining room, and a warm, inviting family room. Upstairs, you will find three bedrooms, a full bathroom, and a spacious storage area. The basement also offers ample storage possibilities. Call now to schedule a visit! (id:6289)

Built in 1955

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | NB118936      |
| Price          | \$255,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 1,296         |
| Acres          | 0.11          |
| Year Built     | 1955          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 30 Fraser Avenue |
| Subdivision | N/A              |
| City        | Edmundston       |



|             |               |
|-------------|---------------|
| Province    | New Brunswick |
| Postal Code | E3V2B1        |

### Amenities

|              |                 |
|--------------|-----------------|
| Parking      | Attached Garage |
| # of Garages | 1               |

### Interior

|         |                            |
|---------|----------------------------|
| Heating | Electric Heat Pump         |
| Cooling | Air Conditioned, Heat Pump |

### Exterior

|            |          |
|------------|----------|
| Exterior   | Vinyl    |
| Foundation | Concrete |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Riviera Real Estate Ltd |
|----------------|-------------------------|



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