

\$359,900 - 13-15 Atlantic Avenue, Saint John

MLS® #NB122679

\$359,900

5 Bedroom, 2.00 Bathroom, 2,940 sqft

Single Family on 0.17 Acres

N/A, Saint John, New Brunswick

Welcome to this spacious two-unit home in the heart of East Saint John, offering a perfect balance of comfort, convenience, and income potential. Thoughtfully designed and well-maintained, this duplex features two fully self-contained units with private entrances ideal for homeowners seeking mortgage support or investors looking for solid rental returns. The upper level offers three generous bedrooms, a full bathroom, and a sunny open-concept living and dining area. Large windows fill the space with natural light, and the kitchen includes ample cabinetry for functional day-to-day living. In-unit laundry is located on the same floor for added ease. The lower level includes two bedrooms, a bright living room, and a separate dining space. Oversized windows throughout bring in warm, natural light, creating a comfortable atmosphere. This property also features an attached garage and a landscaped backyard with mature greenery and a beautiful pergola with a decorative fountain an ideal setting for relaxing or entertaining. All major appliances are owned and included, along with two heat pumps and two hot water tanks. Located minutes from top-rated schools, Walmart, NBCC, shopping, and recreation, this move-in-ready home offers incredible flexibility and value. All measurements and spaces to be verified by the buyer. Garage included with the house and will be separated at closing at sellers expense to a new PID . (id:6289)



Essential Information

Listing #	NB122679
Price	\$359,900
Bedrooms	5
Bathrooms	2.00
Square Footage	2,940
Acres	0.17
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	13-15 Atlantic Avenue
Subdivision	N/A
City	Saint John
Province	New Brunswick
Postal Code	E2J2H8

Amenities

Features	Balcony/Deck/Patio
Parking	Garage
# of Garages	1

Interior

Heating	Oil Heat Pump
Cooling	Heat Pump

Exterior

Exterior	Vinyl
Foundation	Concrete

Listing Details

Listing Office	EXIT Realty Specialists
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