

\$489,900 - 3 Brooklyn Street, Moncton

MLS® #NB124551

\$489,900

3 Bedroom, 4.00 Bathroom, 2,300 sqft
Single Family on 0.12 Acres

N/A, Moncton, New Brunswick

WOW! STUNNING PROPERTY WITH A MORTGAGE HELPER IN THE SOUGHT-AFTER GROVE HAMLET NEIGHBOURHOOD! Beautiful modern corner unit, built in 2022, offering elegance, functionality, and investment potential. WITH A BASEMENT APARTMENT featuring its own private entrance and side driveway leading directly to a fully equipped in-law suite perfect for generating rental income. Inside the main floor, you're greeted by a spacious entryway with a two-piece bathroom to your right, bright living room with a stylish electric fireplace. The open-concept design flows into a modern kitchen with high-end LG appliances and a granite island countertop. Upstairs, you'll find a generous primary bedroom with a luxurious ensuite featuring a double vanity and a freestanding soaker bathtub, plus TWO additional bedrooms, a four-piece bathroom, and the convenience of a washer and dryer on the same level. Throughout the home, enjoy hardwood floors in modern tones, custom blinds, and TWO MINI-SPLITS for year-round comfort. The basement apartment is a spacious bachelor-style unit with a functional kitchen, fridge, private washer & dryer, and plenty of living space. It is currently rented at \$1,250/month (month-to-month), and the tenant is open to staying. This property also offers an attached single garage and, as a corner unit, benefits from abundant natural light all day. Located in the desirable Grove Hamlet area, it's close to schools, parks, and all



amenities.CALL YOUR REALTOR® FOR A
VIEWING THIS ONE WONT LAST LONG!
(id:6289)

Built in 2022

Essential Information

Listing #	NB124551
Price	\$489,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,300
Acres	0.12
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3 Brooklyn Street
Subdivision	N/A
City	Moncton
Province	New Brunswick
Postal Code	E1A7G4

Amenities

Features	Balcony/Deck/Patio
Parking	Attached Garage, Garage
# of Garages	2

Interior

Heating	Electric Baseboard heaters, Heat Pump
Cooling	Heat Pump
# of Stories	2

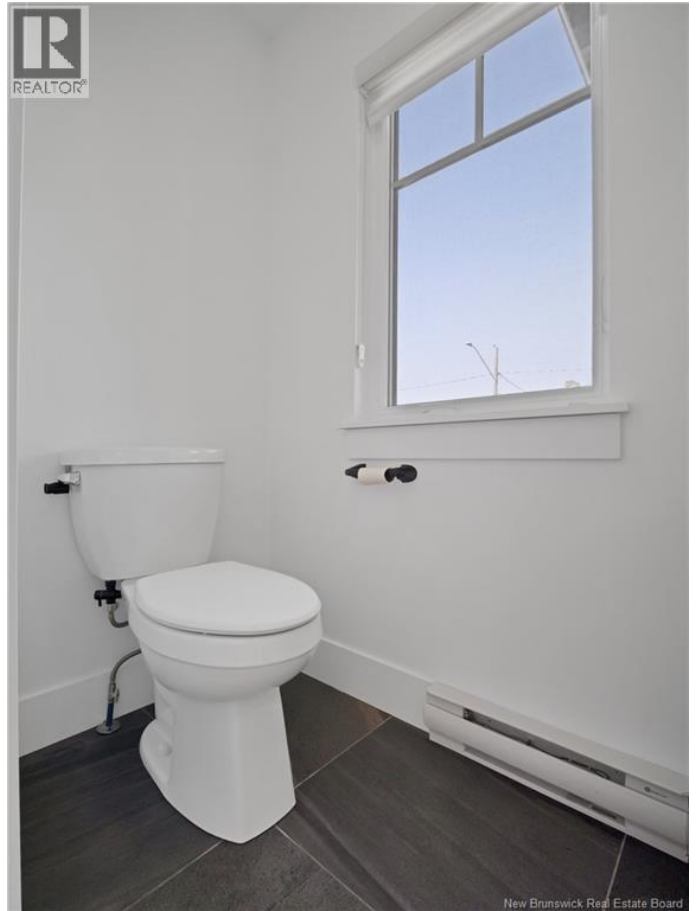
Exterior

Exterior	Brick, Vinyl
Foundation	Concrete

Listing Details

Listing Office

Keller Williams Capital Realty



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