

\$669,900 - 44 Birchwood Crescent, Moncton

MLS® #NB127103

\$669,900

5 Bedroom, 3.00 Bathroom, 3,664 sqft

Single Family on 0.26 Acres

N/A, Moncton, New Brunswick

Bienvenue/Welcome to 44 Birchwood Crescent a beautiful two-storey home in the highly sought-after Centennial Place Subdivision. Set on an oversized lot on a quiet crescent, it features cedar shingles, a concrete driveway, fenced yard, mature trees, covered porch, and brand-new garage doors. Inside, the impressive entry opens to a sunken living room with propane fireplace. The main floor also includes a formal dining room, a generous living room, a huge playroom, a convenient mudroom, a laundry area, a powder room, a secluded office space and an attached double garage. At the heart of the home is the renovated kitchen with granite countertops, a new fridge and dishwasher. Flowing into a bright addition with a wall of windows, this inviting space is ideal for a sitting area or home office. Refinished hardwood floors in the kitchen, living room and dining room add warmth and elegance. Upstairs are four bedrooms and two full baths, including a spacious primary suite with vaulted ceilings, fireplace, walk-in closet, and ensuite. The fully finished basement offers a large rec room, a bedroom, a non conforming bedroom or office and storage area. Recent updates ensure comfort and peace of mind: new heat pump, air exchanger, washer, dryer, windows, electrical panel and exterior doors. This home is a perfect blend of character, upgrades, and location which is in one of Monctons most desirable neighbourhoods. Call, text or a-mail for your private showing. (id:6289)



Essential Information

Listing #	NB127103
Price	\$669,900
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	3,664
Acres	0.26
Type	Single Family
Sub-Type	Freehold

Community Information

Address	44 Birchwood Crescent
Subdivision	N/A
City	Moncton
Province	New Brunswick
Postal Code	E1E3Y7

Amenities

Parking	Attached Garage, Garage
# of Garages	2

Interior

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

Exterior

Exterior	Cedar shingles
Exterior Features	Landscaped
Foundation	Concrete

Listing Details

Listing Office	EXIT Realty Associates
----------------	------------------------



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 28th, 2025 at 7:46pm PDT