

\$325,000 - 31 Lawson Avenue, Riverview

MLS® #NB127571

\$325,000

3 Bedroom, 1.00 Bathroom, 1,084 sqft

Single Family on 0.18 Acres

N/A, Riverview, New Brunswick

Welcome to 31 Lawson Avenue in Riverview! This charming 3-bedroom, 1-bath bungalow sits on a private, fenced-in lot backing onto green space, offering privacy and a peaceful setting while remaining close to schools, parks, and amenities. The main level features an eat-in kitchen, cozy living room, three bedrooms, and an updated bathroom (2019). The lower level offers a large unfinished area with plenty of potential, a non-conforming bedroom (window size to be verified for egress), and a workshop/hobby room, ideal for storage, projects, or future expansion. Major updates include a forced-air electric furnace replaced in 2019 and a new mini-split heat pump installed in 2024 for year-round comfort and efficiency. All windows, except the kitchen, have been replaced within the last 12 years, providing peace of mind for the next owner. Outside, you'll find an oversized concrete patio complete with a gazebo, perfect for relaxing or entertaining in your private backyard. Whether you're a first-time homebuyer, or down-sizer, this home offers great value in a quiet, family-friendly neighborhood. Don't miss your chance to make 31 Lawson Avenue your next home, a well-cared-for property with essential updates done and a beautiful natural backdrop. (id:6289)

Built in 1975

Essential Information



Listing #	NB127571
Price	\$325,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,084
Acres	0.18
Year Built	1975
Type	Single Family
Sub-Type	Freehold

Community Information

Address	31 Lawson Avenue
Subdivision	N/A
City	Riverview
Province	New Brunswick
Postal Code	E1B3R1

Interior

Heating	Electric Forced air, Heat Pump
Cooling	Heat Pump

Exterior

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Concrete

Listing Details

Listing Office	Royal LePage Atlantic
----------------	-----------------------



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 20th, 2025 at 3:16pm PDT