

\$399,900 - 244 Erinvale, Moncton

MLS® #NB128419

\$399,900

3 Bedroom, 2.00 Bathroom, 1,400 sqft

Single Family on 0.09 Acres

N/A, Moncton, New Brunswick

*** WELL-KEPT 2 STOREY

SEMI-DETACHED // FRONT AND SIDE DOOR ACCESS // 2 MINI-SPLIT HEAT PUMPS // FENCED BACKYARD // REAR TREE LINE FOR PRIVACY *** Welcome to 244 Erinvale, a well-kept semi-detached home located in the sought-after Grove Hamlet neighbourhood of Moncton East. Built in 2017, this ORIGINAL OWNER home welcomes you with an open concept living area flooded with NATURAL LIGHT and including a MINI-SPLIT for your heating/cooling comfort. The living room showcases an elegant ELECTRIC FIREPLACE ACCENT WALL, while the dining area has patio doors leading to a DECK with PRIVACY WALL, overlooking a FENCED BACKYARD with a REAR TREE LINE FOR PRIVACY. The stylish kitchen impresses with its modern design, LARGE ISLAND, and plenty of storage. A convenient half bath with laundry completes the main level. Upstairs, you'll find a SECOND MINI-SPLIT, a spacious primary bedroom with WALK-IN CLOSET, two additional bedrooms, and a nice 5pc bathroom featuring DUAL SINKS, SOAKER TUB, and SEPARATE SHOWER. This home also offers a handy SECOND ENTRANCE, located on the side, plus an unfinished but ALREADY DIVIDED BASEMENT. The basement includes a ROUGH-IN for a FULL BATHROOM, SECOND WASHER/DRYER HOOK UP, and divided and EGRESS 4th BEDROOM. With walking trails, schools, and amenities nearby, this home is ideal for families and



professionals alike. Move-in ready and full of potential, 244 Erinvale is waiting for you to call it home! (id:6289)

Built in 2017

Essential Information

Listing #	NB128419
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,400
Acres	0.09
Year Built	2017
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	244 Erinvale
Subdivision	N/A
City	Moncton
Province	New Brunswick
Postal Code	E1A9S2

Amenities

Features	Level lot, Balcony/Deck/Patio
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Interior

Heating	Electric Baseboard heaters, Heat Pump
Cooling	Heat Pump

Exterior

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Concrete

Listing Details

Listing Office

Creativ Realty



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