

# \$329,900 - 219 Cole AVE

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## Listing ID: M154300

**\$329,900**

3 Bedrooms, 2 Bathrooms, 1132 square feet  
Single Family

219 Cole AVE, Moncton, New Brunswick,  
E1C8G4

**PRICE REDUCED!** Don't miss this one!

This charming 3-bedroom bungalow is a perfect blend of comfort and style. As you step inside, you'll be greeted by a bright and airy kitchen, ideal for whipping up your favorite meals. The living room boasts hardwood floors, a ductless heat pump and a cozy electric fireplace, creating a warm and inviting atmosphere for gatherings with friends and family. With a lifetime metal roof, this home offers durability and peace of mind. The detached double garage provides ample space and extra storage, while the fenced yard ensures privacy and a safe haven for pets and children to play. The basement is a hidden gem, offering a large family room perfect for movie nights and entertaining guests. Additionally, you'll find a non-conforming bedroom and an office, providing flexibility for your needs. A full bath and a convenient second kitchen with laundry complete the lower level, making it an excellent space for extended family or potential rental income. The best part? Most furniture, including new beds, a dining table, and two comfortable couches, will remain with the house, allowing you to move in right away. Excellent opportunity for investors as the home has a side entrance ideal of an in-law suite or rental. Call or text

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to schedule a tour today and discover all the  
incredible features this property has to offer  
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Listing Office:Creativ Realty