

\$350,000 - 37 Sherrard

Listing ID: M154395

\$350,000

3 Bedrooms, 2 Bathrooms, 1120 square feet
Single Family

37 Sherrard, Moncton, New Brunswick,
E1C3J5

Lovely bungalow sitting on a corner lot in a good location with easy access to both hospital and Université de Moncton. This could be the perfect home for your family. The basement has an in-law suite that you can use for your own family or take advantage of its location and rent the basement as a mortgage helper. The windows are PVC and the siding is vinyl, the driveway is paved and spacious upstairs and downstairs has its own separate entrance. You will also enjoy the nice Florida/sun room that this house has to offer. Roofing redone summer of 2020. This house is on a bus route which would advantage any tenants for transportation. There is a propane fireplace in the living room. There is 2 laundry facilities on both floors. The basement has a large storage rooms that could easily be finish to add more space to the in-law suite. The main floor has hardwood and ceramic flooring and the basement apartment has ceramic flooring. There is also a cute 3 season room off the balcony with plenty of windows The paved parking is very spacious. There is a storage shed but it need TLC so it is to be bought as is. All the appliances are included Please give 24 hrs notice for viewing as both main floor and in law suit is rented.

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Listing Office:Royal LePage Atlantic