

# \$169,900 - 6 Angelview Court

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## Listing ID: NB049515

**\$169,900**

3 Bedrooms, 3 Bathrooms, 1220

Single Family

6 Angelview Court, Fredericton, New Brunswick, E3B7A8

Minutes from downtown with plenty of nearby parks and walking trails, if you're looking for a home in a family-oriented neighbourhood on Fredericton's Southside at an entry-level price...you've found it!

Tastefully renovated throughout with 3 spacious bedrooms (one most suited as an office or nursery) including an owners suite with walk-in closet and 2-piece ensuite bath.

Upgraded kitchen, vinyl flooring and vinyl windows, new air exchanger, HUGE back deck with very low maintenance, and professionally painted throughout.

Basement is mostly unfinished and offers excellent storage space and laundry. Great natural light and huge windows, backyard privacy backing onto mature trees, and located directly across the street from Angelview park, the river-side walking trail and the bus stop. Front deck offers an ideal perch to enjoy your morning coffee, and even a river view.

Garden Creek School zoned, equal monthly billing of \$243/month, and all of the heavy lifting done for you! Larger than it looks and in today's market, a break for the entry-level buyer who doesn't want to sacrifice space, style, and even a single car garage. You could live here! (id:15452)

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