



131 MADDISON AVENUE



Thanks for viewing this property! Please take a flyer with you.

PROPERTY OVERVIEW

This charming bungalow is centrally located in Fulton Heights close to parks, schools, walking trails, and more. Entering the home you are welcomed by a spacious foyer and living room area highlighted by hardwood flooring, a ductless split heat pump, and a large bay window letting in lots of natural light. This space flows into the dining area and kitchen which offers lots of counter and storage space. Down the hall, you will find three bedrooms and a bathroom that features a large vanity, radiant floor heating, and tucked-away laundry space. You will find access to the partially finished basement from inside the attached garage which could be transformed into a rental or be used for yourself for some extra living space. The home is located on a corner lot and conveniently offers a U-shaped driveway.

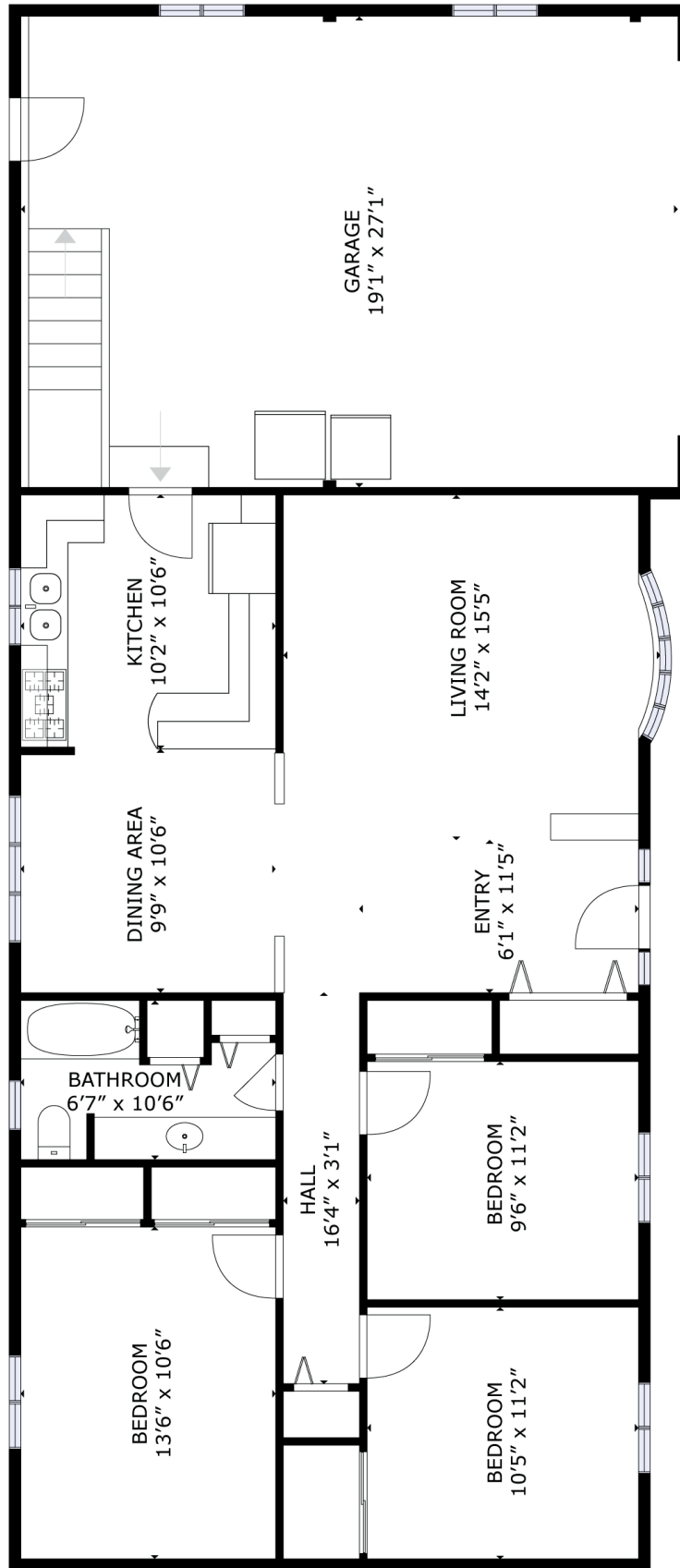


KEY FEATURES & UPDATES

- Hardwood Flooring
- Ductless Heat Pump
- Corner Lot
- Double Car Garage
- Ready-to-Finish Basement
- Great Layout for Future Basement Apartment
- Family-Friendly Neighbourhood
- Freshly Painted



Main Level

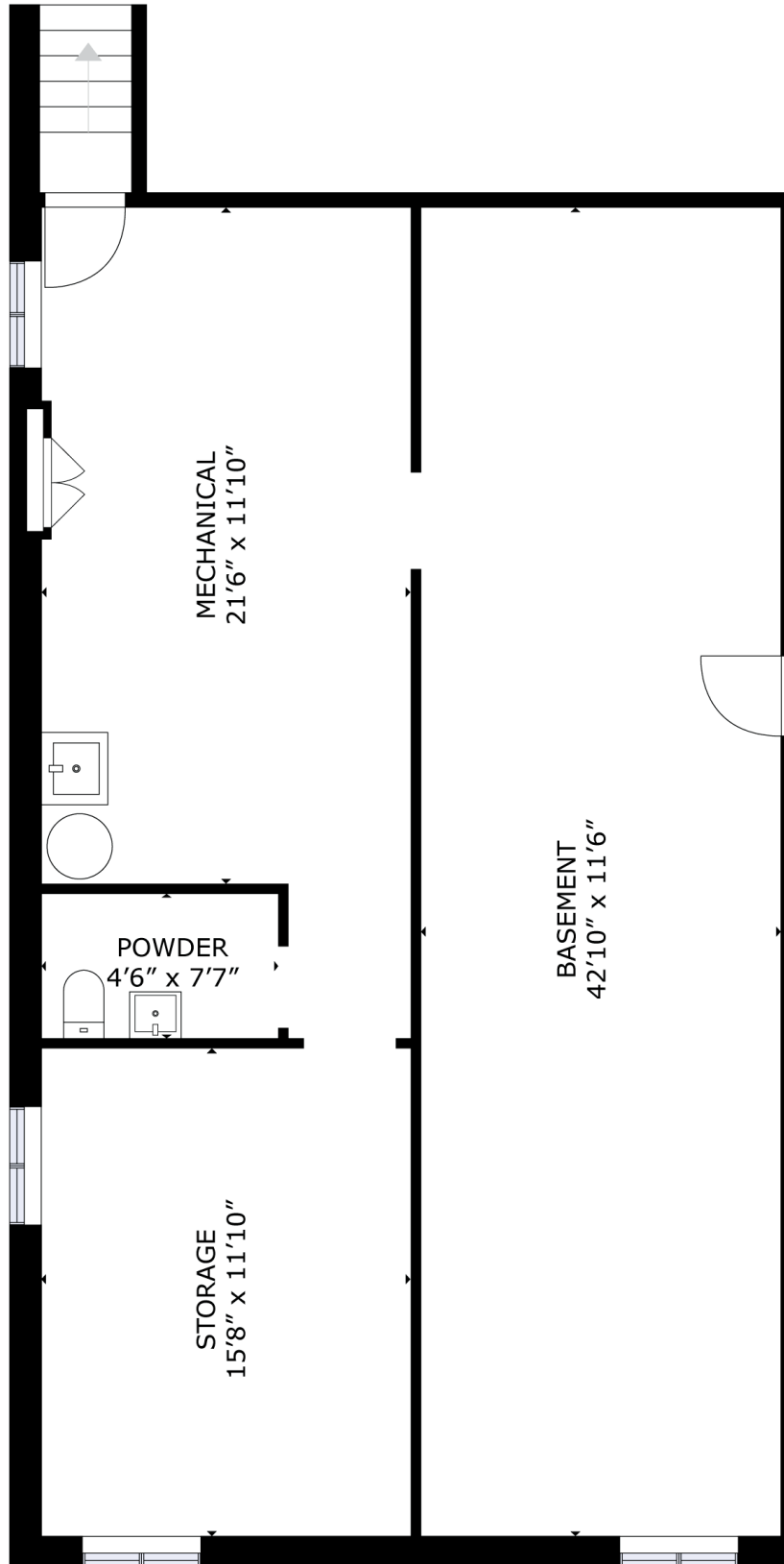


Take a virtual tour:
rightchoice.link/131maddisonMP

GROSS INTERNAL AREA
EXCLUDED AREAS: GARAGE: 527 sq.ft
TOTAL: 1109 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lower Level



Property Taxes: \$6438.28 (2023)

NB Power Equalized Billing: \$250-350/month



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(506) 455-1980



info@therightchoicerealty.ca



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