



23 GLOUCESTER CRESCENT

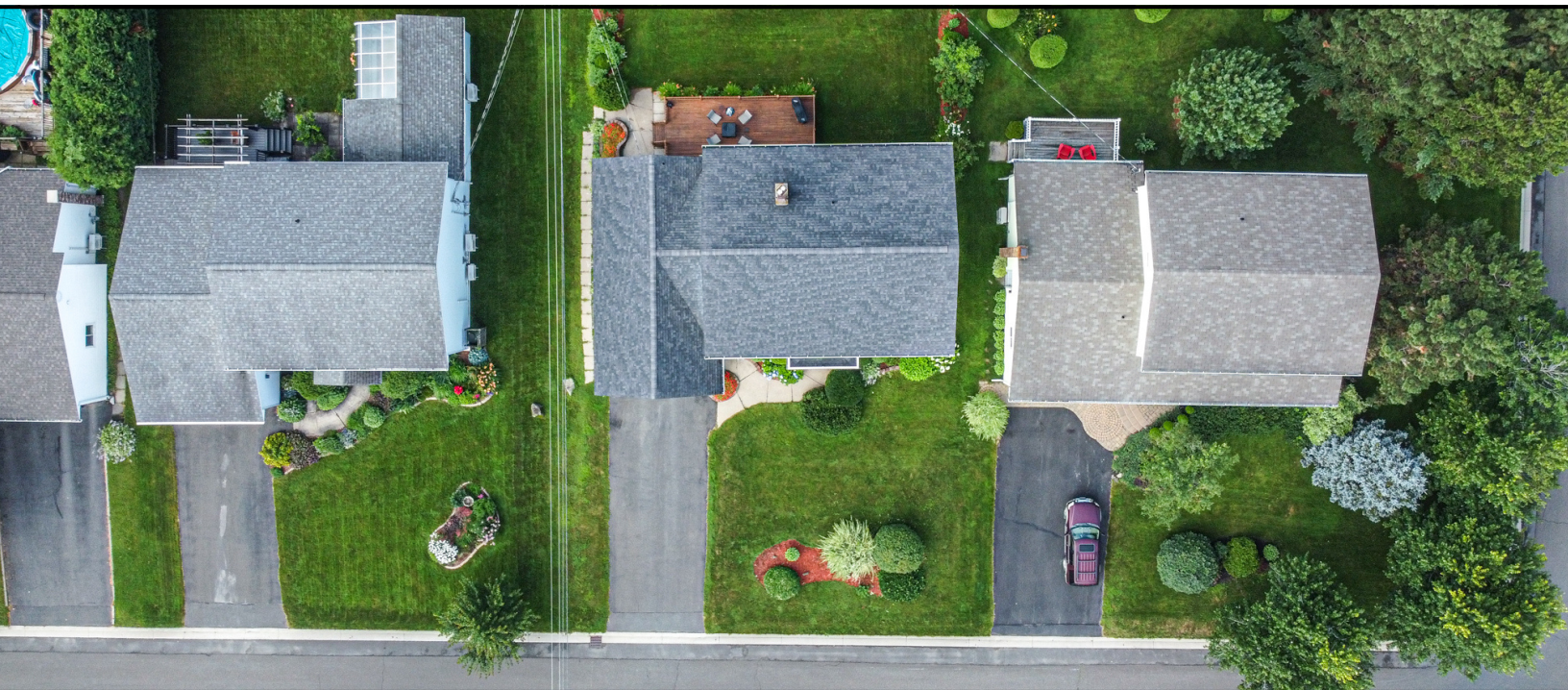


Thanks for viewing this property! Please take a flyer with you.

PROPERTY OVERVIEW

Welcome to this charming traditional 2-storey home nestled in a peaceful and family-friendly neighbourhood close by to parks, schools, universities, hospital, and all uptown amenities. Upon entering the home you are welcomed by an inviting foyer with hardwood flooring leading you into the main living room. This space is highlighted by a double-sided nature gas fireplace that flows into the kitchen. Here, you will find the heart of the home, complete with rich cabinetry, solid surface countertops, a center island, built-in appliances, and patio door access to the back deck. Adjacent to the kitchen is a bright and airy breakfast nook, perfect for casual family meals and morning coffee. For extra guests or larger family gathers you can spread out into the formal living room and formal dining room. Completing this floor is a convenient half bath, laundry area, and access to the attached garage.

The second floor offers a peaceful retreat having four spacious bedrooms, each boasting ample closet space and large windows that allow for abundant natural light. The master suite is a private sanctuary, featuring a full ensuite bathroom. Another full bathroom with double vanity completes finishes this space. In addition to the primary living areas, the home also features a full basement that could be used in various ways and is awaiting your creative vision. Don't miss this opportunity to own a piece of timeless elegance and create lasting memories in this wonderful property.



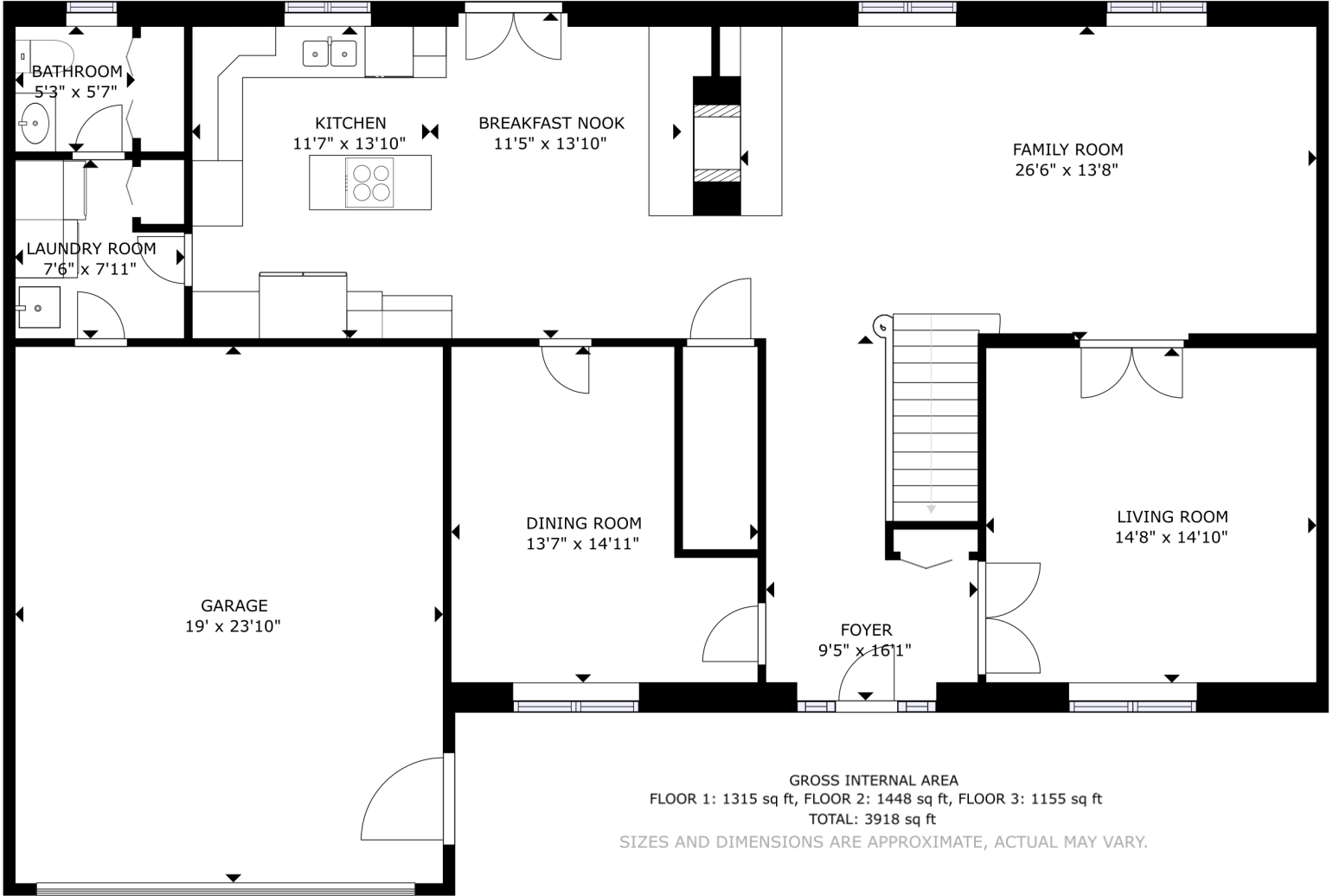
UPDATES & FEATURES

- ✓ Recently replaced hardwood flooring
- ✓ Large formal living room
- ✓ Dedicate dining room
- ✓ Classic french doors throughout
- ✓ Large, private deck space
- ✓ Double sided-brick fireplace with natural gas
- ✓ Main floor laundry room off garage
- ✓ Faux ceiling beams through main level
- ✓ Four bedrooms upstairs
- ✓ Expansive finished basement

Property Taxes for 2023: \$5057.20



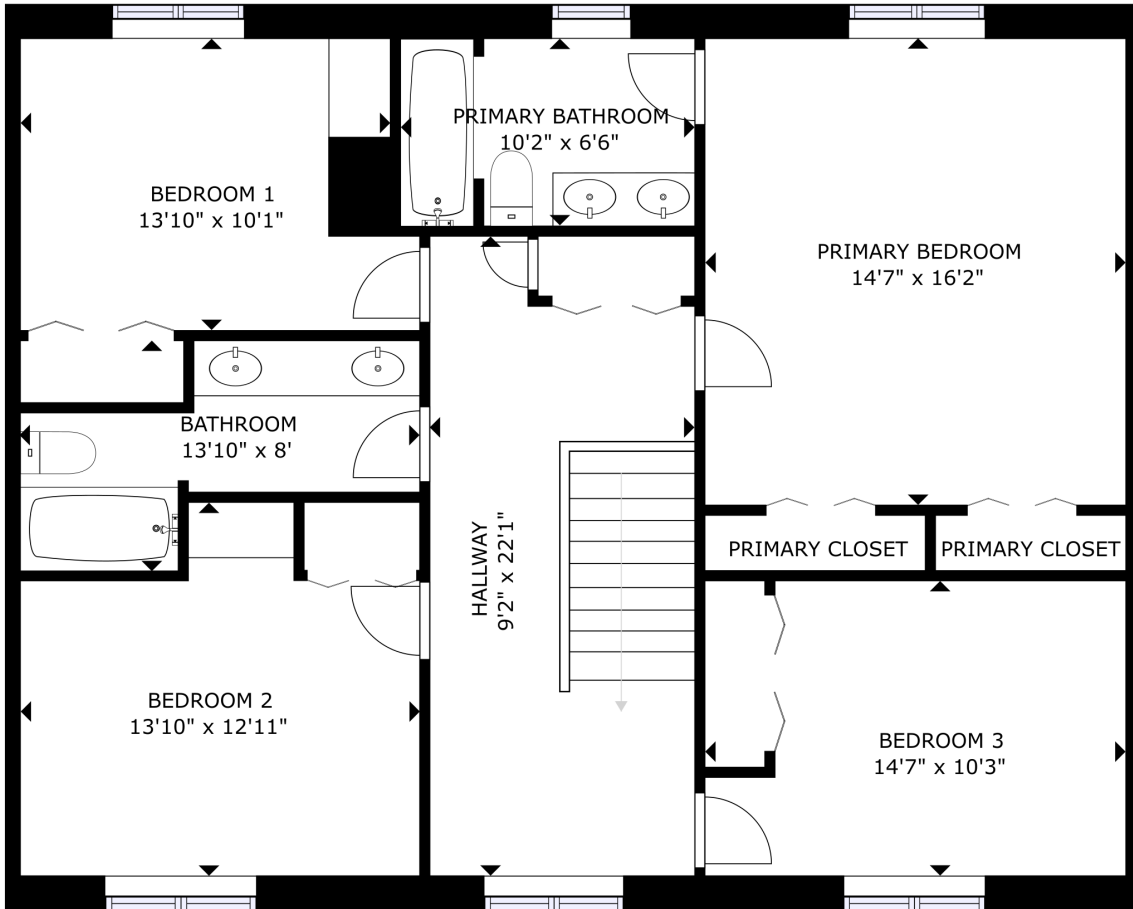
Main Level



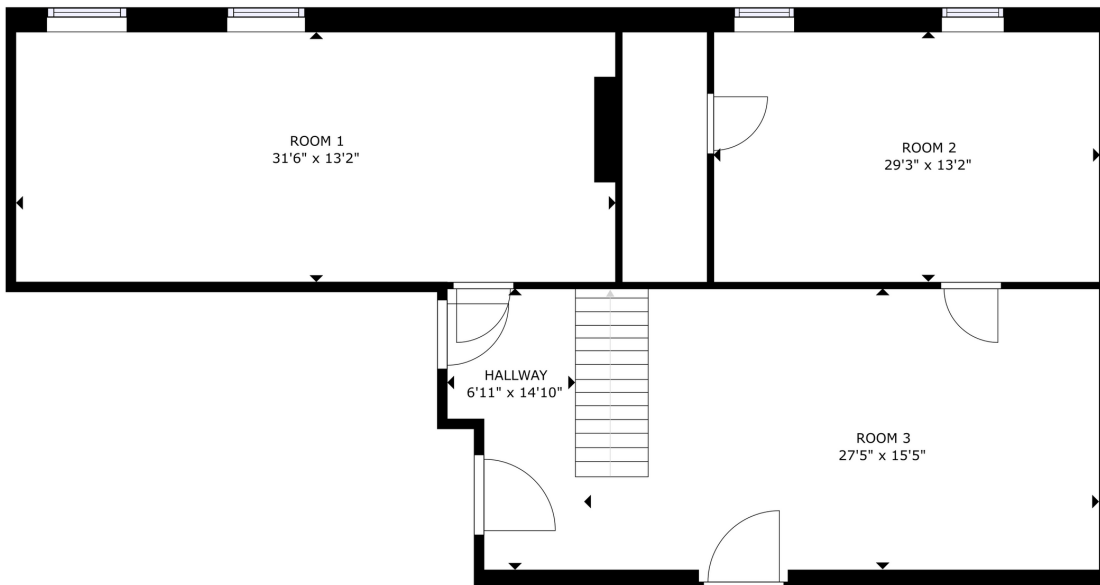
rightchoice.link/23gloucesterMP



Second Level



Lower Level





THE
Right Choice
REALTY



(506) 455-1980



info@therightchoicerealty.ca



therightchoicerealty.ca

This is not intended to solicit those who are currently working with another real estate company - we cooperate fully with other agents

Listed with Dave Watt of The Right Choice Realty