



Price: \$159,900	MLS® #: 00858380
Status: Active	
Legal Descr.:	
Address: 247 NOBLE ST	
City: FREDERICTON, E3A 3C1	
Side of Road:	
Lot Size : 966 SQ. METERS	District: FRN
House Dimensions: 38X26	Sub-Dist: G1
Elem Schl: SOUTH DEVON	Zoning:
	Sec. School: LHHS
Possession: IMMEDIATE	

Overview Well cared for 3 bedroom bungalow in Devon. Close to schools, parks, fire station, walking distance to all amenities. Large living room with hardwood floors continuing down the hall. Eat-in kitchen, patio door leading to beautiful backyard with a 24` above ground pool & lots of mature trees. Lower level has a bedroom, 1/2 bath, laundry & lots of room for storage. Shingles have been replaced on house & garage. Furnace is approximately 5 years old. Taxes are non-owner occupied. 2nd bedroom windows may not be egress.

Directions Off Irvine or from MacLaren, turn left.

Type: Single Family Bungalow	Heating: Electric, Oil, Baseboard, Forced Air	Exterior: Aluminum, Masonite/Colour Lock
Title to Land: Freehold	Garage Type: Attached, Single	Driveway: Paved
Property Size: Under 0.5 Acres	Water: Municipal	Foundation: Concrete, Undeveloped
Land Features: Landscaped, Level	Sewer: Municipal	Features: Deck/Patio, Above-Ground Pool
Access:	Services: Electricity, Telephone, Cable, City Bus Service, High Speed Internet	Roof: Asphalt Shingle
	Rental Equipm.: Water Heater	Flooring: Carpet, Cushion, Wood

Inclusions Fridge & stove.

Exclusions

Bedrooms: 3+1	Sign: Yes	Garage : Yes	Gar.Details: 15` 8X26
Bathrooms: 1 \ 1	Lockbox: Yes	Water Access:	Water:
Rental Income:	Road:	Building Colour: YELLOW	
Building Age: 54	On Land Titles:		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	10` 1X15` 7	LOWER LEVEL	BATH (# pieces 1-6)	5` 6X7` 4
MAIN FLOOR	LIVING ROOM	16` 2X12` 10	LOWER LEVEL	LAUNDRY	12X11` 3
MAIN FLOOR	MASTER BEDROOM	10` 1X12	LOWER LEVEL	BEDROOM	12` 10X10` 10
MAIN FLOOR	BEDROOM	9` 8X9	LOWER LEVEL	STORAGE	21` 5X11` 1
MAIN FLOOR	BEDROOM	9` 7X8` 10	LOWER LEVEL	STORAGE	14` 10X11` 1
MAIN FLOOR	BATH (# pieces 1-6)	8` 3X4` 10			

Assessment: **\$127300** Taxes: **\$3751 (2011)** Improvements:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Exit Realty Advantage** :