



# 619 GRAHAM AVENUE

Fredericton, New Brunswick



REFERENCE NUMBER

**NB057868**



YEAR BUILT

**1971**

**PRICE:** CAD 274,900

## SUMMARY

Investment opportunity awaits with this 5 bedroom home within mere seconds to the University campuses at UNB and STU. New roof shingles were installed last year and the property is currently fully rented with leases in place. The house is set up with 2 bedrooms up with one bathroom, a large living room and well equipped kitchen. The lower unit offers 3 bedrooms, one bathroom and kitchen. Laundry is shared between the 2 units and the power bill is included in the rents as this home is on one meter. (id:885)

## AMENITIES

- City sewer
- Smoke Detectors
- Concrete
- Partially landscaped
- Year-round access
- Laminate
- Electric
- Asphalt shingle
- Vinyl
- Wood
- Baseboard heaters
- Municipal water



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