

BEST AREAS TO LIVE

A BUYERS GUIDE TO

MONCTON, NB

EVOLVE REAL ESTATE TEAM
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UNDERSTANDING

MONCTON



UNDERSTANDING MONCTON, NEW BRUNSWICK

Moncton is one of Atlantic Canada's fastest-growing cities and has become a top destination for buyers relocating from across Canada. Often referred to as the "Hub City," Moncton offers a unique combination of affordability, employment opportunities, recreation, and urban amenities while maintaining a welcoming Maritime lifestyle.

The Greater Moncton area includes Moncton, Dieppe, and Riverview, along with several surrounding communities that offer a variety of lifestyles, housing options, and price points. Buyers can choose between vibrant downtown living, family-friendly subdivisions, rural acreages, waterfront properties, and luxury golf course communities.

The region continues to attract families, retirees, professionals, investors, and remote workers thanks to its strong quality of life, growing economy, excellent healthcare services, universities, shopping, and convenient access to beaches, airports, and major transportation routes.

This guide highlights some of the most popular communities throughout Greater Moncton to help you find the area that best fits your lifestyle and goals.

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DOWNTOWN MONCTON



URBAN LIVING

Downtown Moncton offers a walkable lifestyle with restaurants, cafés, entertainment venues, events, and waterfront trails all within easy reach. It's ideal for professionals, young buyers, and those wanting to be close to the city's energy.



HOMES & PROPERTY TYPES

Downtown Sussex continues to offer accessible price points compared to many larger New Brunswick markets. Buyers can often find strong value here whether searching for a starter home, rental property, or family residence.

LIFESTYLE & AMENITIES

Downtown residents enjoy quick access to the Avenir Centre, Riverfront Park, Victoria Park, restaurants, breweries, shopping, and year-round festivals. The area is also home to many professional offices, making it ideal for those looking to reduce commute times and enjoy a more connected urban lifestyle.



WHO IS THIS AREA BEST FOR?

Downtown Moncton is especially popular with young professionals, first-time buyers, investors, downsizers, and anyone looking for a walkable lifestyle with entertainment and amenities just steps from their front door.



MONCTON NORTH

FAST GROWING COMMUNITY

Moncton North has become one of the city's most sought-after residential areas thanks to its combination of newer developments, family-friendly neighbourhoods, and convenient access to everyday amenities.

HOMES & DEVELOPMENT

The area offers a wide range of housing options including newer subdivisions, executive homes, semi-detached properties, and condominiums. Many homes feature modern layouts, attached garages, and family-focused designs.



AMENITIES & CONVENIENCE

Residents enjoy easy access to Trinity Drive, Mapleton Road, Costco, schools, healthcare services, restaurants, and shopping centres. Highway access is also convenient, making travel throughout Greater Moncton simple.

FUTURE DEVELOPMENT

Moncton North continues to expand with new residential communities, retail developments, and infrastructure improvements. The area's ongoing growth has helped support strong property values and sustained buyer demand.



DIEPPE

STRONG MODERN LIVING

Dieppe is recognized as one of Atlantic Canada's fastest-growing municipalities. Known for its strong bilingual culture and excellent quality of life, the city offers a welcoming environment for residents of all ages..

HOMES & NEIGHBOURHOODS

Popular areas such as Fox Creek, Dover Estates, and Pointe aux Renards feature a mix of modern family homes, executive properties, and newer developments designed around parks, trails, and community spaces.

RECREATION & QUALITY OF LIFE

Dieppe residents enjoy an extensive trail system, sports complexes, schools, shopping, restaurants, and community events. The city is also home to numerous parks and recreational facilities that support an active lifestyle.

COMMUNITY PRIDE

One of Dieppe's greatest strengths is its strong sense of community. Residents take pride in local events, cultural celebrations, and recreational opportunities, creating a welcoming atmosphere that continues to attract new families and professionals.





RIVERVIEW

NATURE AND CONVENIENCE

Located on the south side of the Petitcodiac River, Riverview offers a quieter suburban atmosphere while remaining only minutes from downtown Moncton.

HOMES & COMMUNITIES

Neighbourhoods such as Gunningsville, Bridgedale, Pine Glen, and West Riverview offer a variety of housing options ranging from starter homes to executive properties on larger lots.



OUTDOOR LIVING

Residents enjoy access to Mill Creek Nature Park, extensive walking trails, sports facilities, and beautiful riverfront green spaces. Outdoor recreation is a major part of everyday life in Riverview.

SCENIC SURROUNDINGS

Riverview's location along the Petitcodiac River and proximity to nature parks provide a setting that feels removed from the city while still offering quick access to all major services and amenities.



IRISHTOWN & MAPLE HILLS



PRIVACY & NATURAL BEAUTY

Located just outside city limits, Irishtown and Maple Hills offer a rural feel while remaining only minutes from Moncton's amenities.



HOMES & PROPERTY TYPES

The area is known for custom-built homes, estate properties, acreages, and executive residences situated on larger lots surrounded by mature trees and natural landscapes.

OUTDOOR LIFESTYLE

Residents enjoy nearby golf courses, ATV trails, Irishtown Nature Park, and countless opportunities for outdoor recreation throughout the year.



PRIVACY WITHOUT SACRIFICE

One of the area's biggest attractions is the ability to enjoy privacy and space without sacrificing access to schools, shopping, healthcare, and employment opportunities.



MEMRAMCOOK



RURAL CHARM

Memramcook offers a unique blend of countryside living, rich Acadian heritage, and scenic landscapes while remaining conveniently located near Greater Moncton. Rolling hills, farmland, and river valley views create a peaceful setting that has attracted generations of families to the area.

PROPERTY STYLES

The area features hobby farms, country homes, waterfront properties, acreages, and newer residential developments. Many properties offer larger lots and beautiful valley views, providing buyers with additional privacy and outdoor space that can be difficult to find closer to the city.



LIFESTYLE & RECREATION

Residents enjoy local wineries, outdoor recreation, community events, and a slower pace of life that appeals to buyers looking for more space and tranquility. The strong sense of community and connection to nature are among the area's biggest draws.

LOCATION

Memramcook allows homeowners to enjoy the peace and privacy of country living while remaining within an easy commute to Moncton, Dieppe, and Riverview. This balance of rural charm and convenience continues to make the area increasingly popular with both local and relocating buyers.

SHEDIAC & PARLEE * BEACH

COASTAL LIVING

Shediac is one of Atlantic Canada's most recognized seaside communities, known for its beaches, marinas, seafood, and vibrant summer atmosphere. Located along the Northumberland Strait, it offers a lifestyle centred around the water and outdoor recreation.

HOMES

Buyers can choose from waterfront homes, beach cottages, luxury residences, year-round homes, and investment properties in one of New Brunswick's most desirable coastal markets. Whether you're looking for a primary residence or seasonal retreat, there are options to suit a variety of lifestyles.



RECREATION

Residents enjoy boating, kayaking, swimming, fishing, golf, and access to Parlee Beach Provincial Park, one of Canada's most popular beaches. Waterfront restaurants, community events, and scenic walking trails add to the area's appeal throughout the year.

YEAR ROUND LIVING

While known as a summer destination, Shediac has evolved into a thriving year-round community with growing services, amenities, and permanent residents. Its proximity to Moncton makes it an attractive option for those seeking coastal living without sacrificing convenience.



ROYAL OAKS

EXECUTIVE LIVING

Royal Oaks has become one of Greater Moncton's premier residential communities, offering luxury homes and a beautifully maintained environment. The neighbourhood is widely recognized for its upscale feel, attractive streetscapes, and strong pride of ownership.

LIFESTYLE

Residents enjoy golf, walking trails, nearby shopping, dining, and easy access to both Moncton and Dieppe. The community offers a peaceful atmosphere while remaining close to many of the region's top amenities.

HOMES

The area is known for custom-built executive homes, golf course frontage properties, and upscale developments designed around the surrounding landscape. Many homes feature premium finishes, spacious layouts, and carefully designed outdoor living spaces.

PRESTIGE

Royal Oaks continues to attract buyers seeking a premium lifestyle, strong curb appeal, and one of the region's most established executive communities. Its reputation for quality homes and desirable location has helped maintain long-term appeal and value.



MARKET OVERVIEW



AFFORDABILITY & VALUE

The Greater Moncton real estate market continues to attract buyers looking for affordability, opportunity, and quality of life compared to many larger Canadian cities. Buyers relocating from Ontario, Western Canada, and other parts of Atlantic Canada are often surprised by the value available, whether they're searching for a family home, waterfront property, acreage, or executive residence. With a growing economy, expanding infrastructure, and diverse housing options, Greater Moncton continues to be one of the most desirable places to live in Atlantic Canada.

WHY BUYERS ARE CHOOSING GREATER MONCTON

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FIND THE RIGHT FIT FOR YOU

✓ FIND THE RIGHT NEIGHBOURHOOD

Let Evolve Real Estate Team help you identify the best community based on your lifestyle, goals, and budget.

✓ ACCESS MORE OPPORTUNITIES

Connect with our team to explore properties, including opportunities that may become available before hitting the market.

✓ BUY WITH A CLEAR STRATEGY

From first-time buyers to relocating families, we guide you through the process with local expertise and a clear plan.

✓ START YOUR HOME SEARCH

Reach out to Evolve Real Estate Team to start exploring homes and neighbourhoods in the Moncton region.

CONTACT US

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