



440 NORTHUMBERLAND STREET



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

PROPERTY OVERVIEW

Welcome to this charming downtown residence at 440 Northumberland Street that provides an unparalleled urban living experience. As you approach the property a paved driveway leads you to the attached garage and the fenced-in back yard. Here you are transported to a private manicured space that delivers peace and tranquillity making you feel like you have escaped the hustle and bustle of city living.

Heading inside the side entrance you are welcomed to a spacious back-room addition currently being used as a home-based business. This space could be used in many ways and offers a ductless split heat pump, a convenient half bath, and a stackable laundry space. Next, you will find the nice-sized kitchen having white cabinetry and a separate dining room with lots of natural light offering an intimate setting for family meals or gatherings with friends. Down the hall, is the main living room with an adjacent bonus room that could be used as a den/office or extra sitting room. The main level bathroom completes this floor. Upstairs you will find two bedrooms and another bathroom with a corner jet tub.

With its prime location in the heart of downtown, this charming home places you mere steps away from the city's vibrant cultural scene, shopping boutiques, gourmet restaurants, and charming cafes. Embrace the urban lifestyle without sacrificing the comfort and serenity of a cherished home. This truly is a rare gem that effortlessly blends the best of past and present – a downtown dream come true.



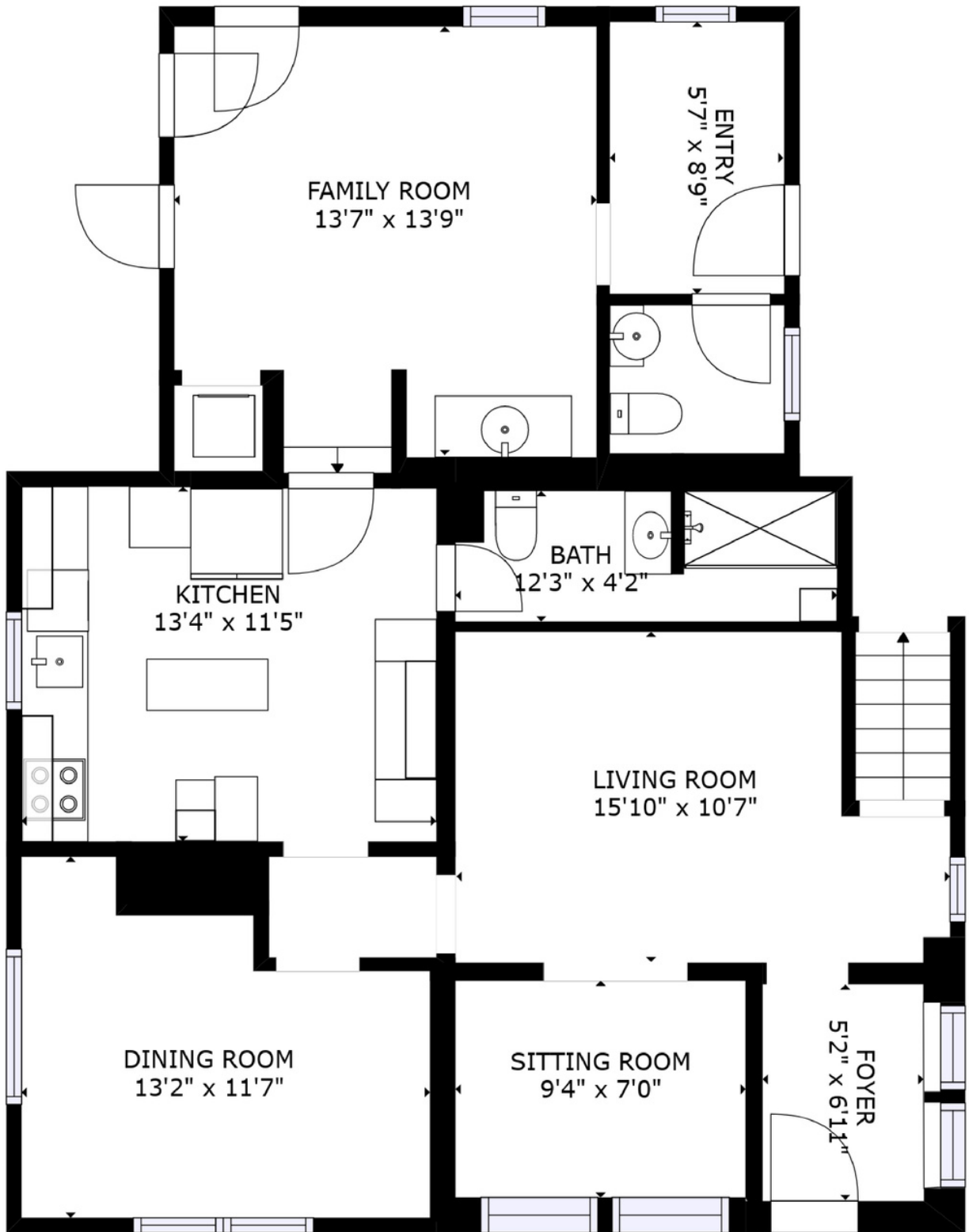
UPDATES & FEATURES

- ✔ Single detached garage
- ✔ Addition on back with extra 1/2 bathroom
- ✔ Spacious storage shed for seasonal gear
- ✔ Fenced-in backyard with patio stone space
- ✔ Ductless heat pump for efficient climate control
- ✔ Upstairs bathroom with corner soaker tub
- ✔ Ideal location near downtown Fredericton
- ✔ Main level bathroom with glass-wall shower

Property Taxes for 2023: \$3529.44



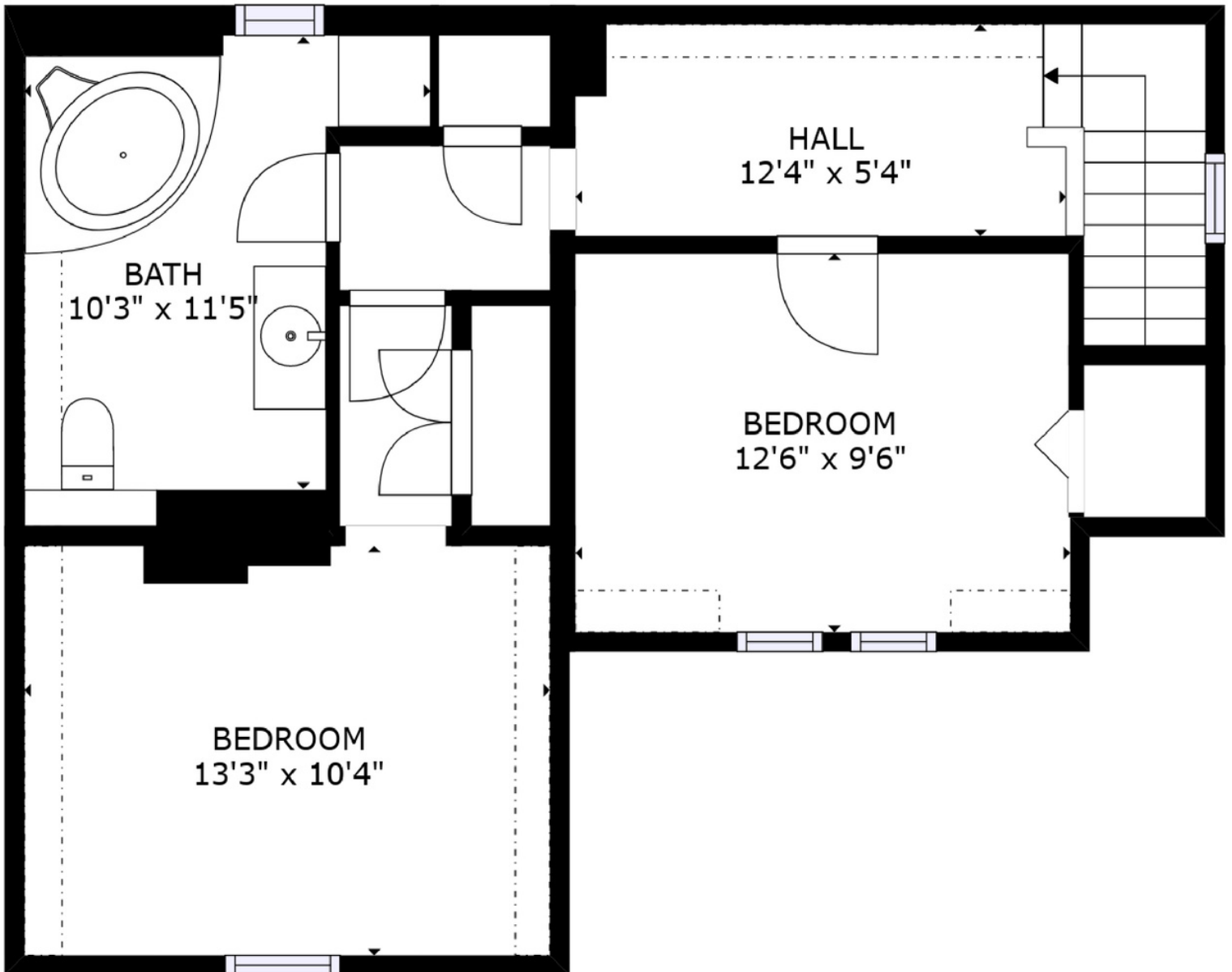
Main Level



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Second Level





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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