



413 GOLF CLUB ROAD



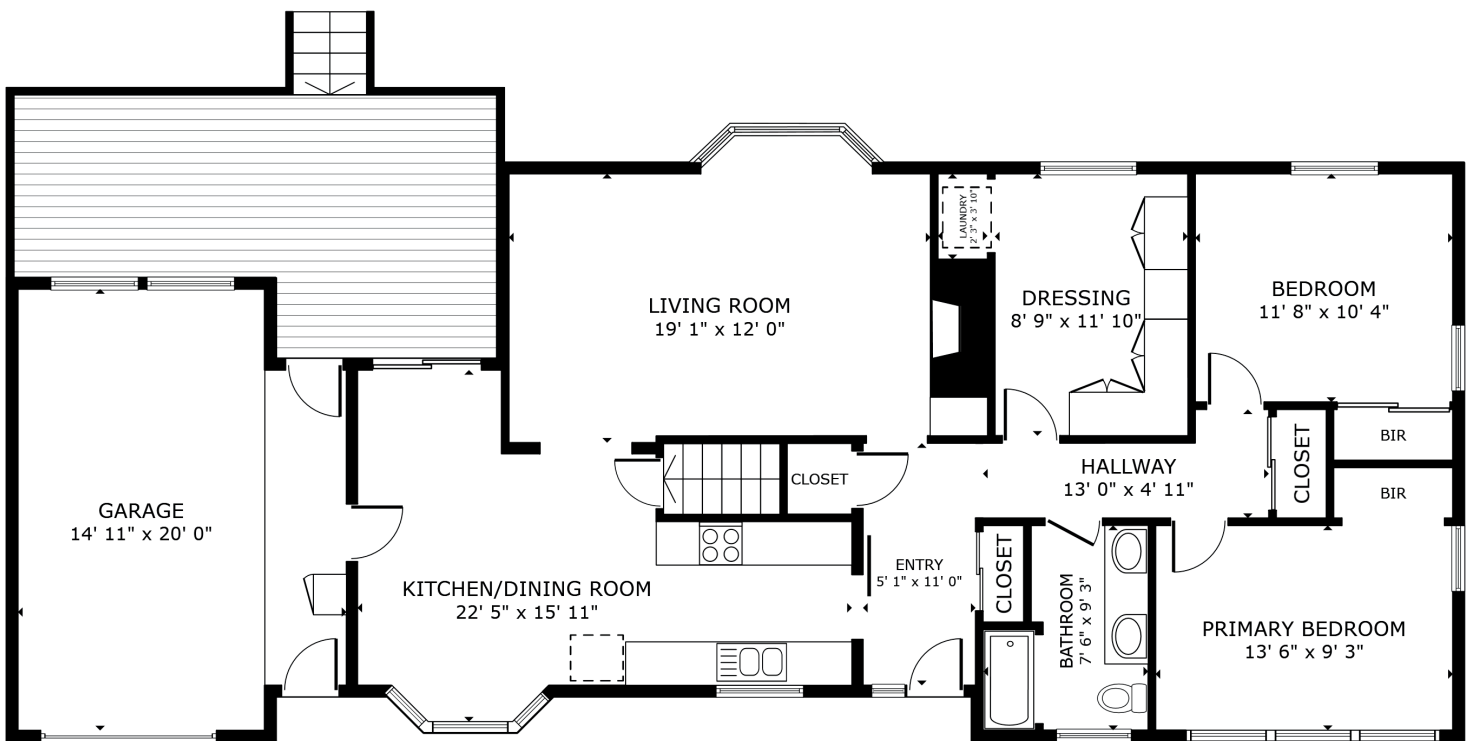
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PROPERTY OVERVIEW

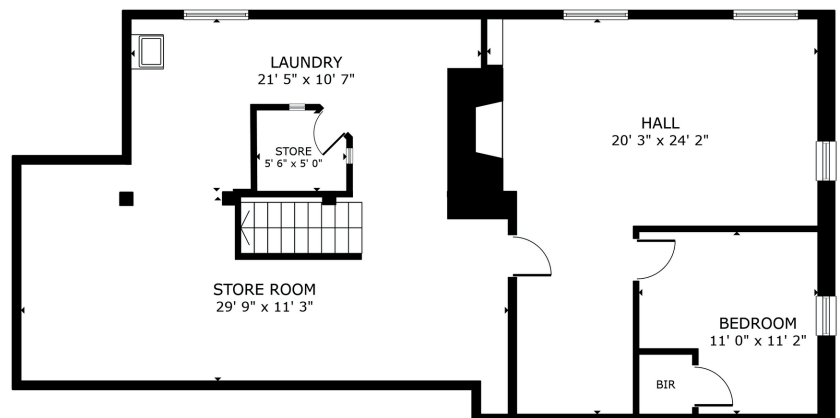
Welcome to this pleasant bungalow located in a desirable neighbourhood on Golf Club Rd. Located just a short stroll away from the Fredericton golf course and a range of local amenities, this property presents an unparalleled opportunity for a lifestyle of leisure and convenience.

Inside, you will find that the living room serves as the heart of the home, featuring a large picture window that lets in lots of natural light and a cozy brick fireplace that offers comfort during cooler evenings. Adjoining the living room is the dining area, perfect for hosting casual gatherings with friends and family. The seamless flow from the indoor living spaces to the outdoor patio creates an expanded entertainment area, ideal for enjoying the pleasant climate and serene surroundings. The galley-style kitchen is equipped with stainless steel appliances, white cabinetry, and a tasteful backsplash.

Down the hall, you will find the updated bathroom with double vanity vessel sinks and two nice-sized bedrooms. Completing this floor is a convenient laundry room that is highlighted with an abundance of cabinet space and a center island for folding laundry. The lower level offers even more living space with a spacious rec room and 4th bedroom (window not egress). The unfinished side of the basement works as a great use of storage space and is complete with your very own relaxing sauna. Finished this home is an attached garage that offers even more storage space.



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 1,056 sq.ft. FLOOR 2 1,161 sq.ft.
 EXCLUDED AREAS : GARAGE 277 sq.ft.
 TOTAL : 2,217 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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