



55 ALEXANDRA STREET



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

PROPERTY OVERVIEW

As you approach the home, you'll be immediately captivated by its timeless curb appeal. The exterior showcases a tasteful combination of brick and wood siding, accentuated by beautifully landscaped gardens, yard space, and a welcoming entryway. A well-maintained driveway leads to an oversized 21'1" x 42'5" garage, providing coveted off-street parking in the heart of the city.

Upon entering, you're greeted by an inviting foyer that seamlessly flows into the spacious living area. The living room boasts a decorative fireplace and a den/office nook, while the dining area is ideal for hosting intimate gatherings. The kitchen is equipped with white cabinetry ample cabinet and counter space. An adjacent breakfast nook extension overlooks the backyard, providing a lovely spot to enjoy your morning coffee. Access to the attached garage and a convenient half bath completes this floor.

Upstairs, you'll find the primary suite, complete with a spacious bedroom, two walk-in closets, and an ensuite bathroom with a makeup vanity and stand-up shower. Additionally, there are two well-appointed bedrooms, each with its own character and ample closet space. A full bathroom and stackable laundry area complete this level. Step outside to your private backyard oasis. Here, you'll find a meticulously landscaped yard with a patio area, perfect for al fresco dining and entertaining. The lush greenery and mature trees provide a tranquil escape from the bustling city.

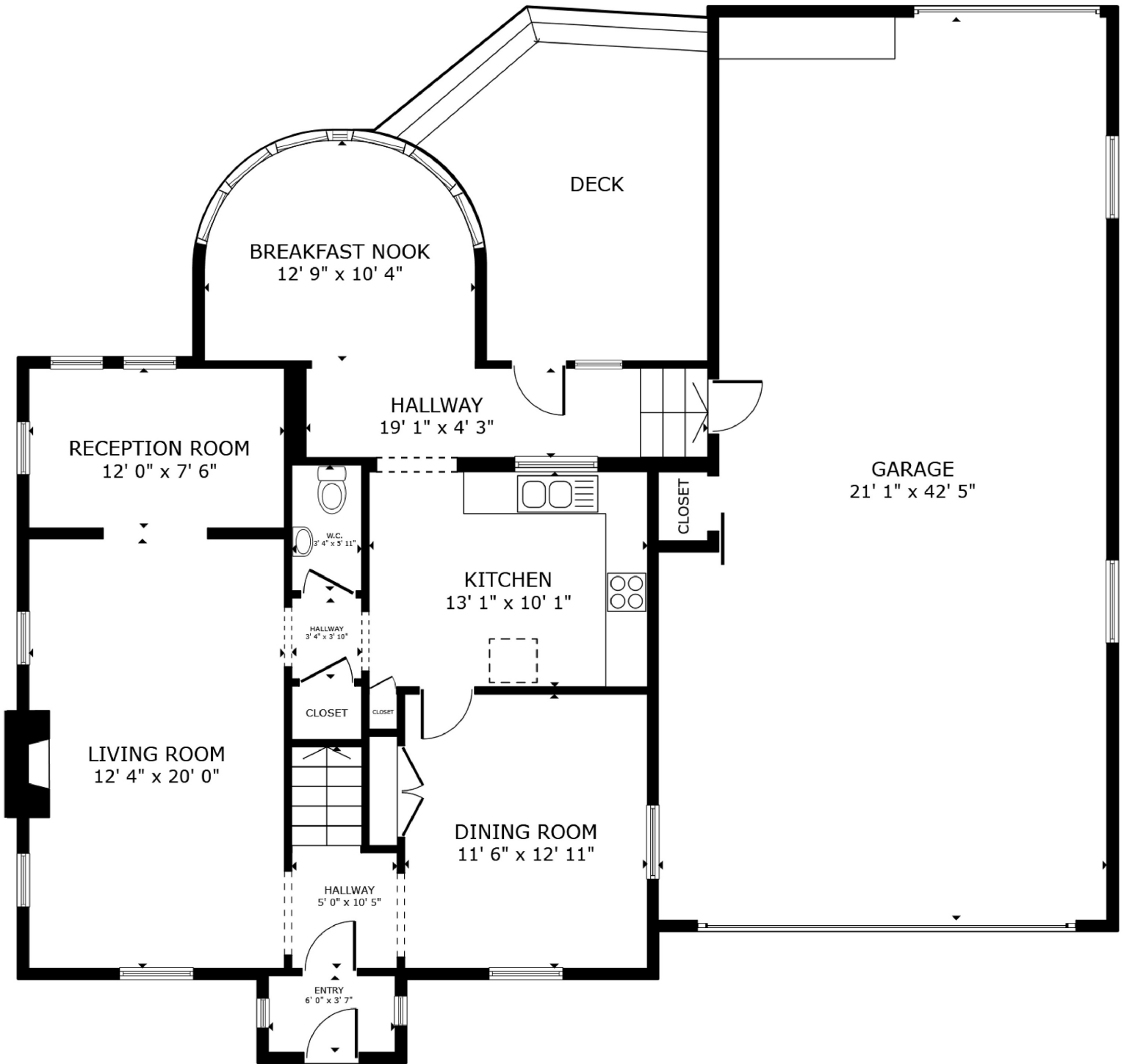


UPDATES & FEATURES

- ✓ Brick exterior on front and side
- ✓ Roof shingles installed in 2016
- ✓ Extended double-wide attached garage
- ✓ Rounded dining area/hallway extension
- ✓ Full bathroom in primary suite
- ✓ Perfectly manicured, flat yard
- ✓ Wood, cove-style clapboard siding on back walls
- ✓ Classic hardwood flooring
- ✓ Efficient heatin/cooling with ducted heat pump
- ✓ Fully Ducted Heat Pump System
- ✓ Matching storage shed in backyard
- ✓ Ideal location in downtown Fredericton

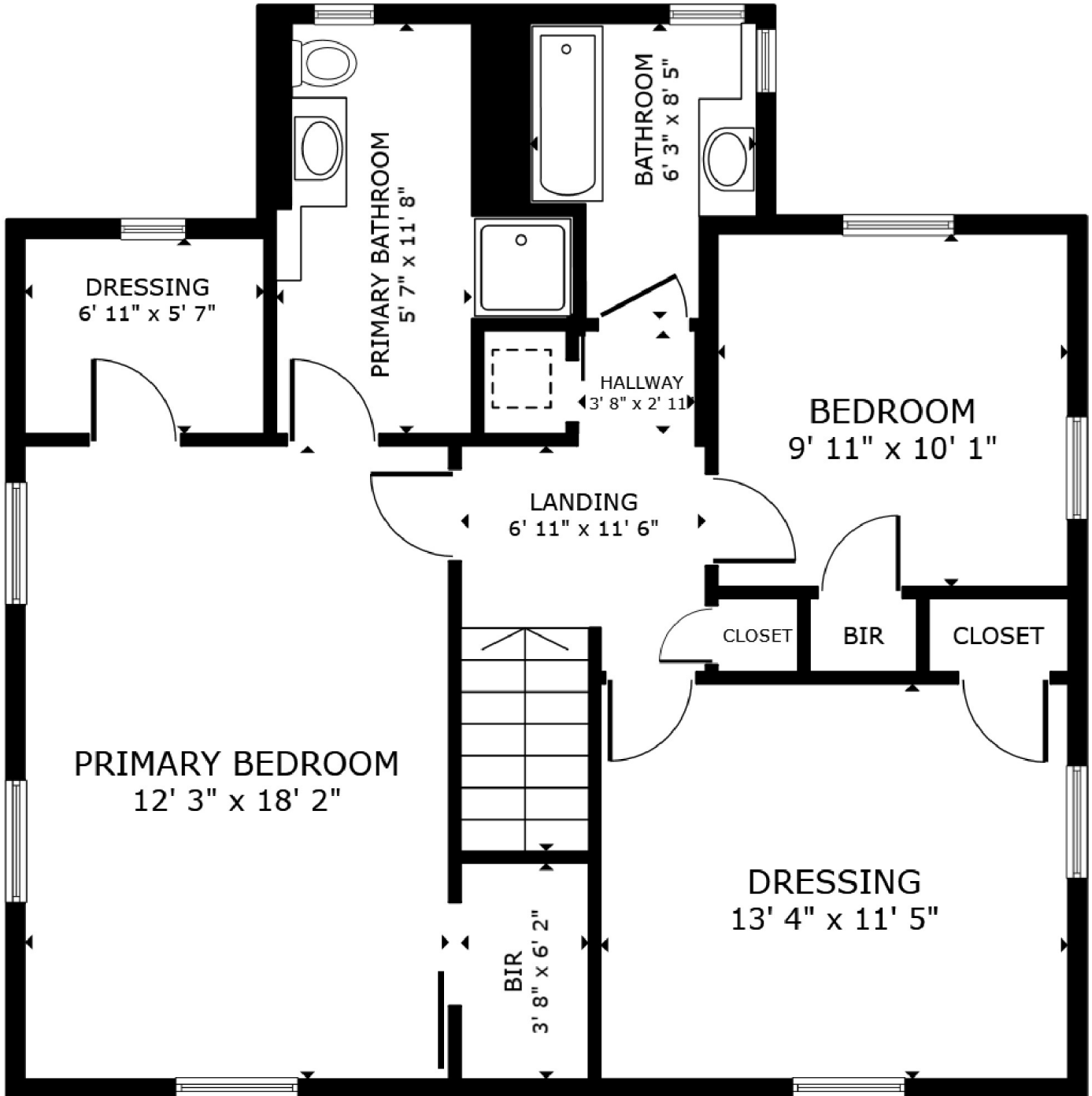


Main Level





Second Level



Property Taxes for 2023: \$7,251.72



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