



# 109-5 BIGGS STREET

MLS® #: NB097059



# WELCOME

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## T O Y O U R N E W H O M E

Welcome home to this inviting and budget-friendly 2-bedroom, 1-bathroom condo at 109-5 Biggs Street, offering the ideal opportunity for first-time buyers or those looking to downsize without compromising on comfort.

The galley kitchen and dining area is efficiently designed with practicality in mind, featuring sleek countertops, stainless steel appliances, and plenty of cabinet space for storage. Whether you're whipping up a quick meal for yourself or preparing a feast for guests, this kitchen caters to your every need. The adjacent living room is a nice size and creates a welcoming environment for leisure and entertainment. The primary bedroom is a generous size, offering a comfortable retreat for rest and relaxation.

The 2nd bedroom is perfect for a guest suite or a den/office space. The bathroom is tastefully appointed with a bathtub/shower combination, vanity sink, and tile flooring. Completing this home is a convenient laundry and storage space.

Situated in an ideal location close to schools, parks, and shopping centers, this condo provides easy access to all the necessities of daily life. With public transportation options nearby, commuting to work or exploring the city is a breeze.





# PERFECT LOCATION

Ideally located on the edge of downtown Fredericton with quick access to UNB and the Princess Margaret Bridge to bring you to the northside in no time.



# MOVE-IN READY

Updates completed over the years have kept this unit refreshed with renovated kitchen cabinetry, remodelled bathroom vanity, and more! It's ready for new owners.

# TWO-BEDROOM

The extra bedroom is the perfect space for a guest room, home office, or extra living room depending on your needs. Bring in a roommate for an even more affordable living situation!



# AFFORDABLE LIVING

Why rent when you can buy? Enjoy the best parts of renting while owning your own space you can make your own. With a well-run board and low condo fees, you get the best of both worlds!



