



4 DAHLIA DRIVE

MLS® #: NB096406

WELCOME

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

Welcome to this charming bungalow at 4 Dahlia Drive, a single-story haven that seamlessly blends classic charm with modern convenience. Placed in a peaceful neighbourhood within walking distance of Royal Road Park, this timeless residence offers a warm, inviting atmosphere that immediately feels like home.

As you approach, the picturesque curb appeal draws you in, showcasing the paved driveway and the exterior combination of brick and vinyl siding, creating a harmonious balance between traditional and contemporary aesthetics.

Upon entering, you'll be greeted by the living room featuring hardwood flooring, a large picture window, a ductless split heat pump, and a fireplace as the focal point, creating a perfect spot for relaxation and family gatherings. Off this space is the galley kitchen and connecting dining area. This galley kitchen boasts a smart layout, with parallel countertops that optimize every inch of available space. The sleek and modern design features an abundance of cabinetry, counter space, and stainless steel appliances. Patio door access off the dining area completes this space.

Hardwood flooring extends down the hallway to the main bathroom and three bedrooms. The lower level is partially finished with a 4th bedroom, half bath, rec room with propane fireplace, and laundry room. The unfinished portion offers great use of storage space and could be finished to your liking for extra living space. Don't miss the opportunity to make this bungalow your own.





BRING THE SUNLIGHT

Enjoy an afternoon on the sunny back deck or just feel the rays through the large patio doors into the home providing light and warmth.



UPDATED KITCHEN

Charming galley-style kitchen is bright and practical with stainless steel appliances (including a dishwasher) and plenty of storage.

LOWER LEVEL

Additional living space in the lower level is perfect for a large family or convert it to an income generating apartment using the side entrance for your tenants.

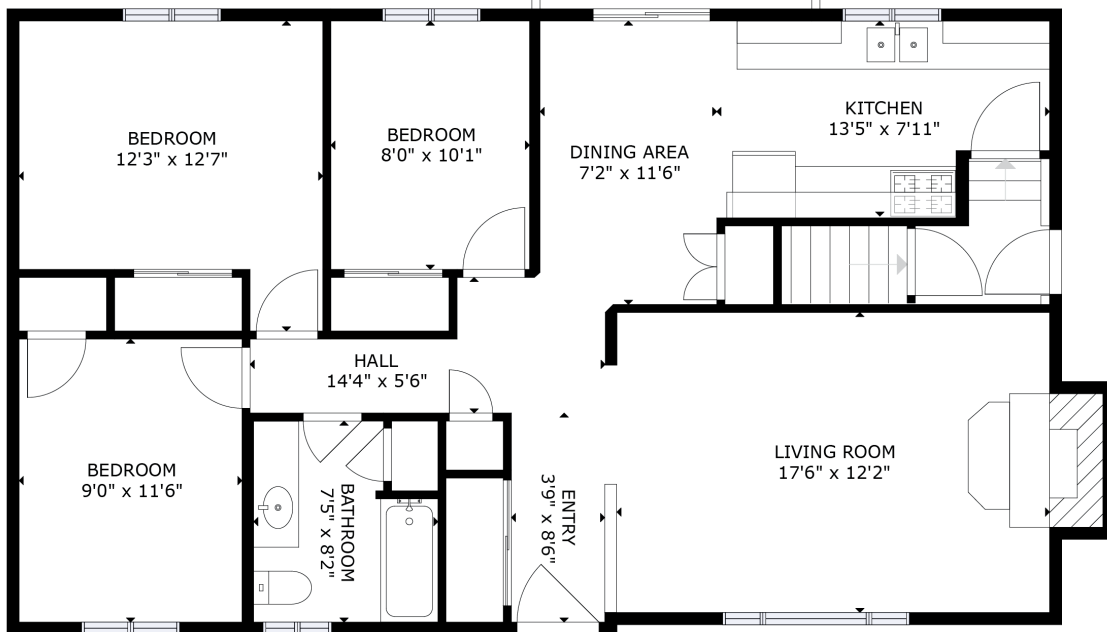
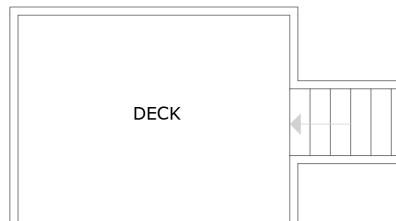


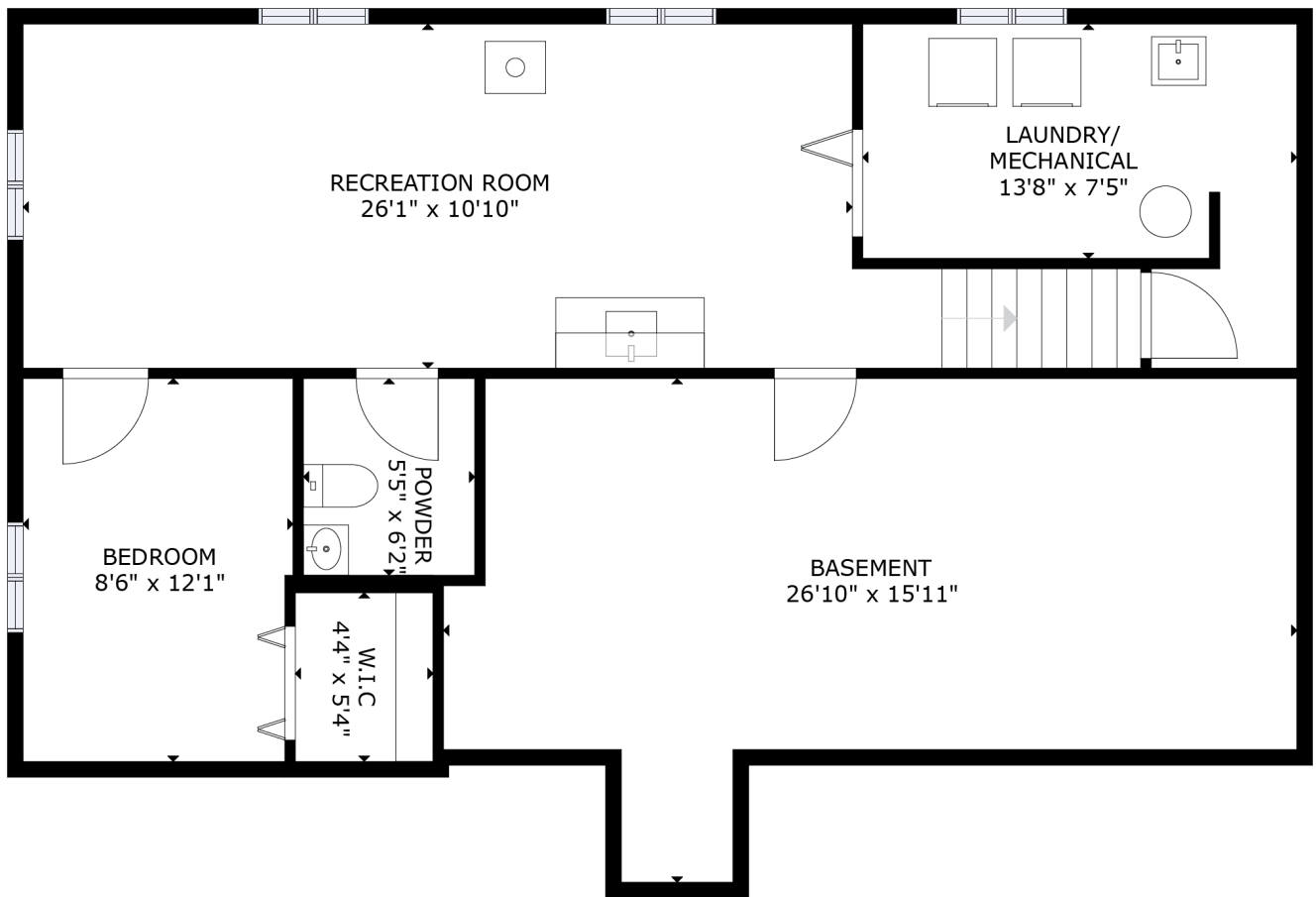
PERFECT LOCATION

Quiet neighbourhood with a nearby park and quick access to major routes in Fredericton taking you where you need to go in no time!



Scan the QR code to view the 3D tour of this home.







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