



12 ALEXANDER DRIVE

MLS® #: NB105904

WELCOME

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

Welcome to this beautifully designed back split home located in a desirable neighbourhood just minutes from uptown Fredericton.

As you enter, you're greeted by a bright and airy living room with large windows that flood the space with natural light. Hardwood flooring, a propane fireplace, and a ductless split heat pump highlight this room. The space seamlessly flows into the dining area and kitchen which has seen recent updates to the flooring and faucet.

Down the hall, you will find 3 bedrooms and an updated bathroom. A few steps down, the lower-level family room is perfect for cozy movie nights or relaxing by the pellet stove, while the finished basement offers additional living space that can be used as a rec room, home office, gym, or 4th bedroom. The laundry room and extra storage space complete this level.

Step into the backyard oasis, where relaxation awaits. A sparkling above-ground pool is perfect for cooling off on warm summer days, while the adjacent hot tub provides year-round luxury. The backyard offers ample space for outdoor dining, entertaining, and lounging, surrounded by lush greenery for added privacy. Completing this home is a convenient detached double garage.

Upgrades include bathroom renovation (2024), ductless split heat pump (2024), freshly painted inside (2024), electrical panel (2023), house and pool decks replaced (2023), Artic Spa hot tub (2023), Napoleon Gas fireplace & Custom Mantle (2021), and much more.





OPEN LAYOUT

A large living room with propane fireplace and hardwood floors wraps around to the dining room with deck access and the functional, updated kitchen overlooking the backyard.



FINISHED BASEMENT

Additional finished space on the lower level is perfect for larger families providing another living space, private office space, or even a home gym - whatever you need!

DREAM BACKYARD

The private yard is surrounded by mature trees. An oversized detached double garage is the ultimate blank slate. Plus, a two-tiered deck with access to a large hot tub, and an above ground pool!

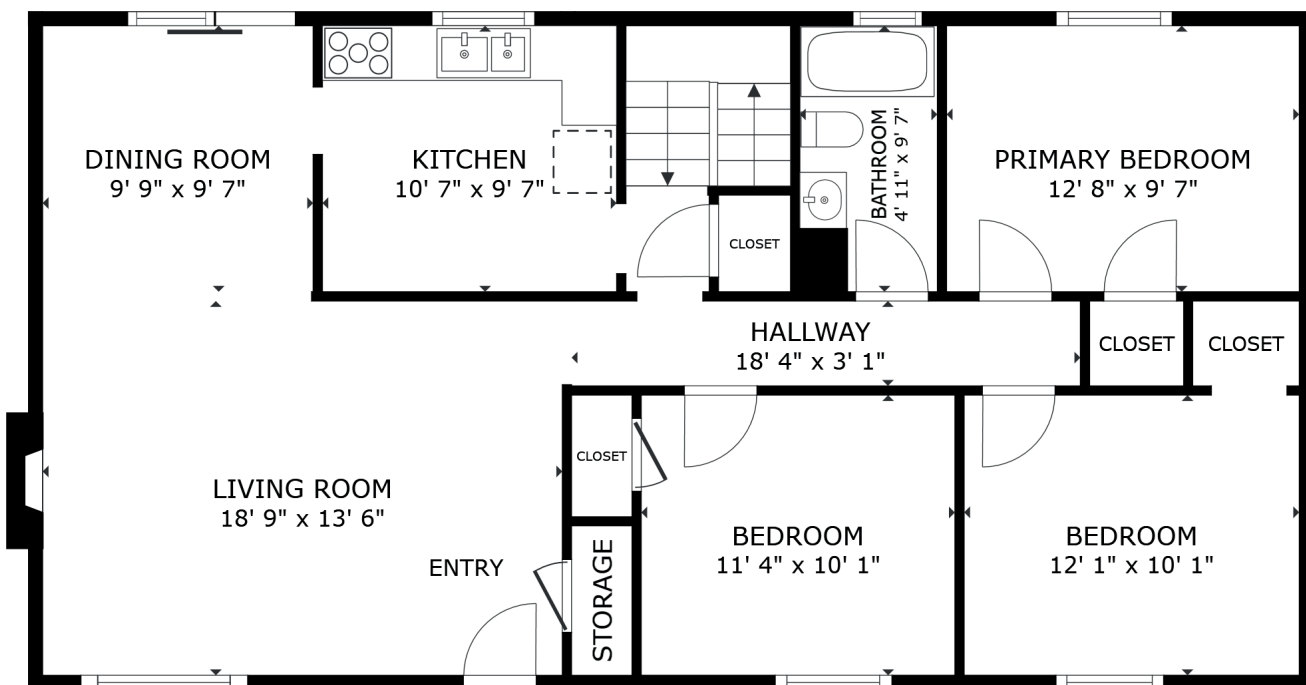


PERFECT LOCATION

Just a short drive from Uptown Fredericton and all the amenities you need, but still with all the privacy you'd expect in the country! It's the best of both worlds!



Main Level

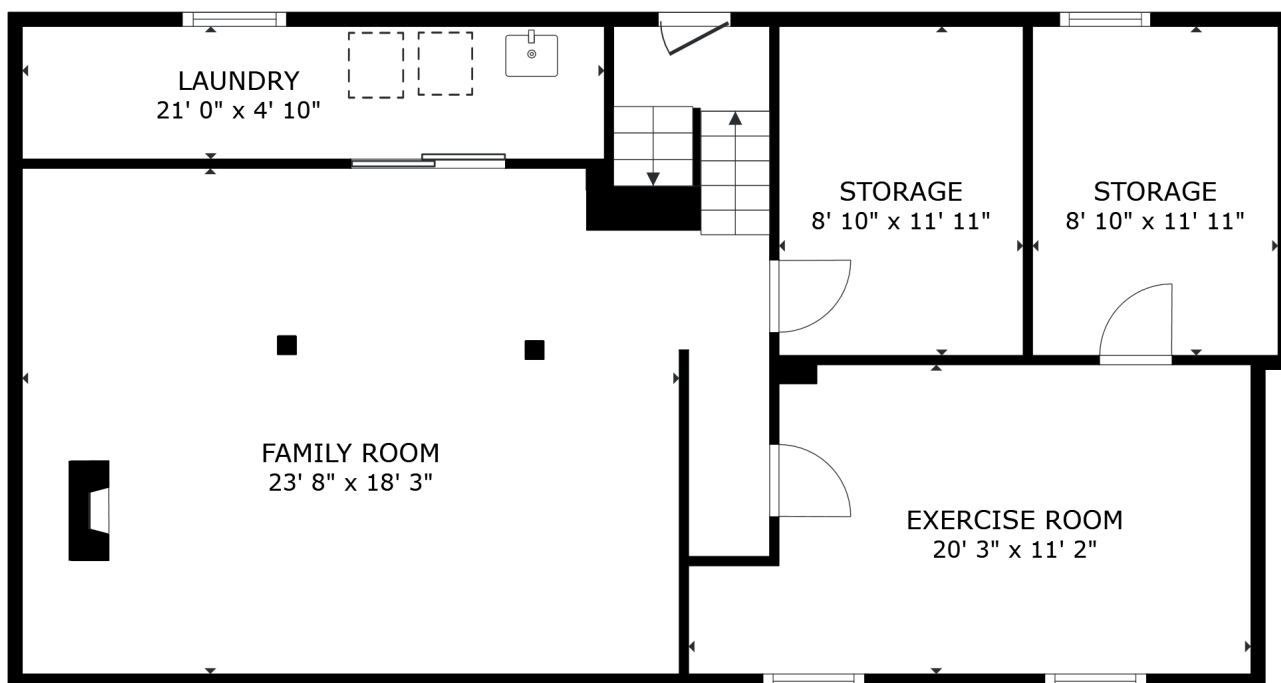


Scan the QR code to view the 3D tour of this home.





Lower Level



FLOOR 1





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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