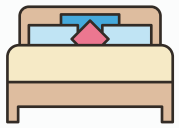


# 41 SHEFFIELD COURT

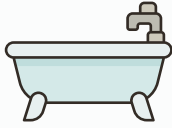
SKYLINE ACRES, NEW BRUNSWICK

A refreshed bungalow offering modern comfort, versatile living spaces, and excellent proximity to amenities—perfect for families or investors alike.

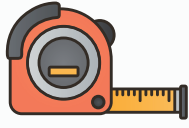




3 + 2  
Bedrooms



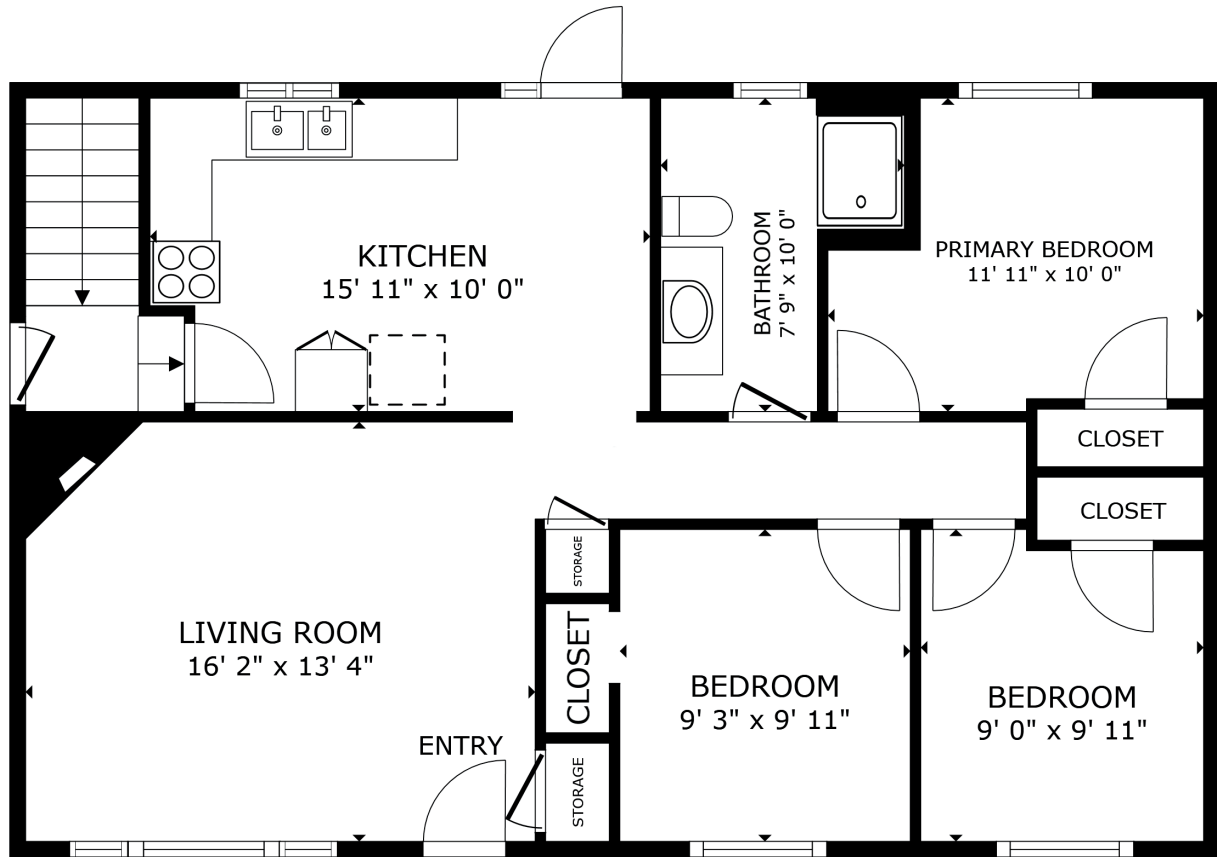
2.0  
Bathrooms



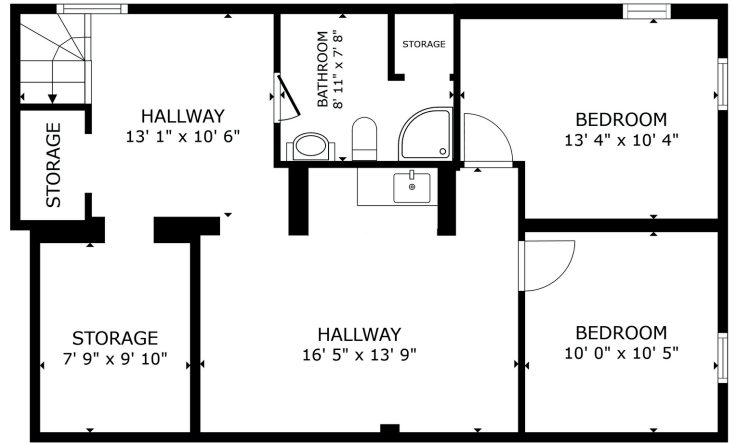
1650  
Square Feet

This beautifully refreshed bungalow combines modern comfort with unbeatable convenience in one of the city's most desirable neighbourhoods. It features bright, open living spaces with contemporary updates, while the fully equipped basement suite offers flexibility for rental income or extended family living.





GROSS INTERNAL AREA  
 FLOOR 1 766 sq.ft. FLOOR 2 884 sq.ft.  
 TOTAL : 1,650 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



# MAIN LIVING SPACE

## BRIGHT & OPEN CONCEPT DESIGN

The main living space of this home is bright and inviting, featuring a spacious living room with a large picture window, ductless split heat pump, and a cozy propane fireplace. The refreshed kitchen boasts stainless steel appliances and flows seamlessly into the dining area, which opens to the expansive backyard.





# BEDROOMS & BATHROOMS

## COMFORTABLE & SPACIOUS RETREATS

The bedrooms and bathrooms have been fully refreshed to offer a modern and comfortable retreat. Each bedroom features updated flooring, trim, doors, lighting, and freshly painted walls, creating a clean and stylish atmosphere. The bathroom combines function and convenience with updated fixtures and a built-in laundry space, making daily routines effortless.





# LOWER LEVEL

## PERFECT SPACE FOR HOSTING

The lower level offers a nearly-ready-to-rent and refreshed basement suite with its own private entrance, making it perfect for rental income or extended family living. This versatile space includes a kitchenette space, living area, two bedrooms, and a combined bathroom/laundry area, all updated for modern comfort. With its thoughtful layout and fresh updates, the basement adds incredible value and flexibility to the home.



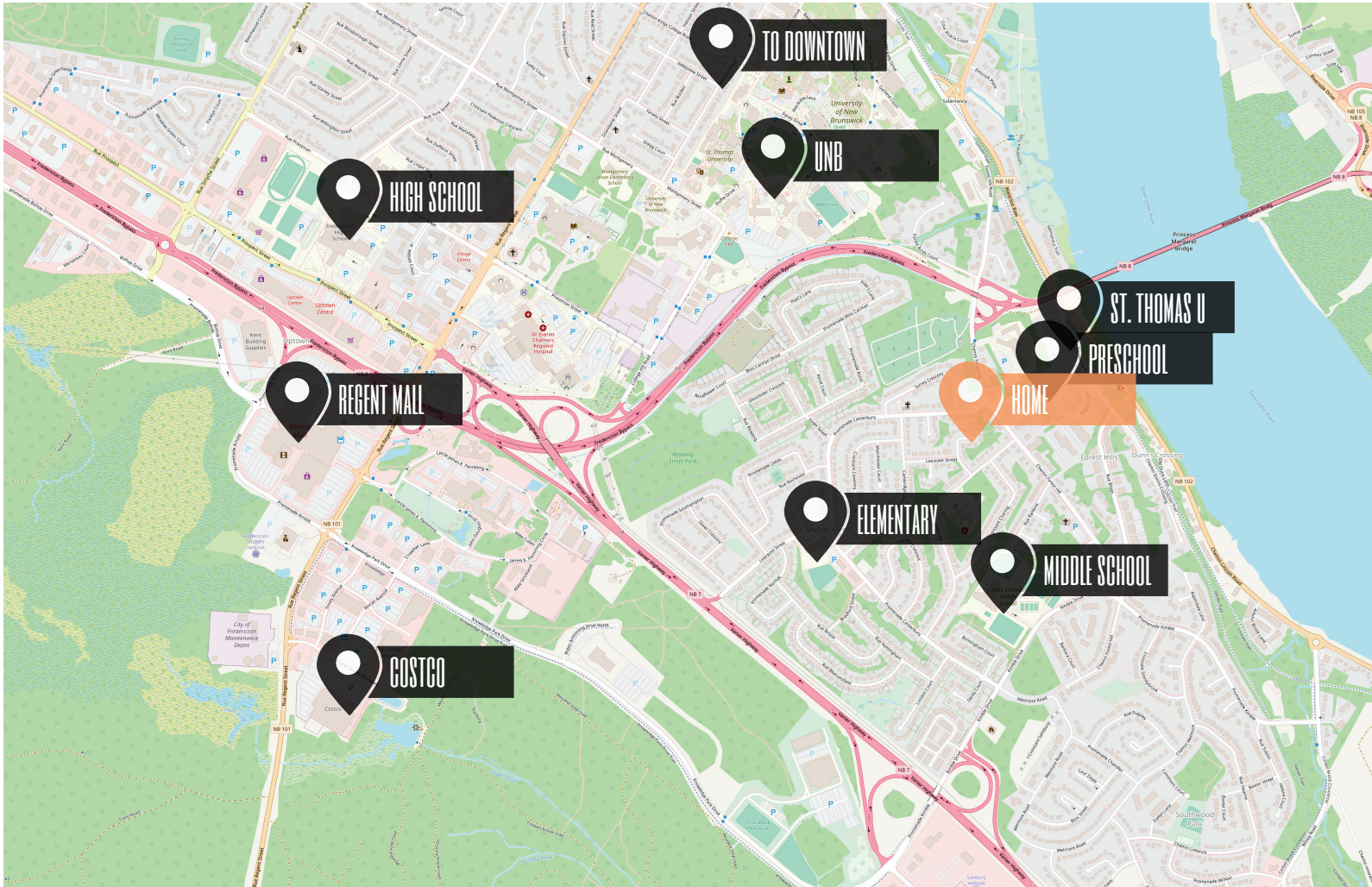
**GRADES K - 1**  
Forest Hill School



**GRADES 2-5**  
Liverpool Street Elementary School



**GRADES 6-8**  
Bliss Carman Middle School



**GRADES 9-12**  
Fredericton High School

# NEIGHBOURHOOD & SCHOOLS

## COMFORTABLE & SPACIOUS RETREATS

This home is nestled in a prime location, offering easy access to an array of amenities and conveniences including local school. A short drive takes you to uptown Fredericton, where you'll find the Regent Mall, Costco, and a variety of dining and shopping options. Its proximity to nearby universities makes it an ideal choice for families or those seeking rental income opportunities.



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