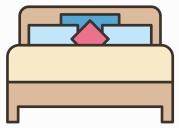


675 SMYTHE STREET

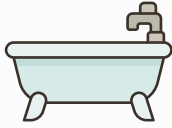
FREDERICTON, NEW BRUNSWICK

Stylish, fully renovated mid-century home with a modern suite—move-in ready with income potential in an unbeatable location.

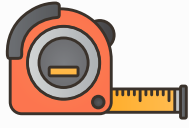




4 | 2
Bedrooms



2 | 2
Bathrooms



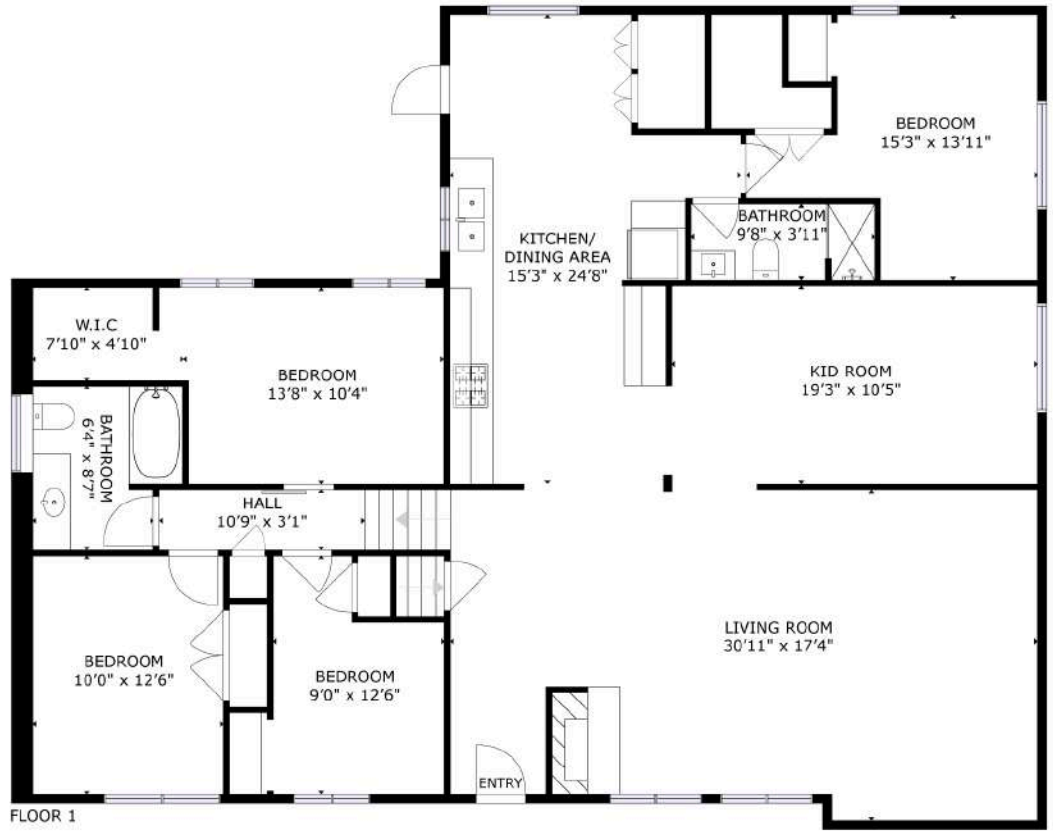
2431 | 601
Square Feet

This beautifully renovated home seamlessly blends style, comfort, and investment potential. With extensive upgrades inside and out, including a modernized interior, new metal roof, and a refreshed two-bedroom rental suite, it's truly move-in ready. Located just steps from Odell Park and minutes from uptown and downtown, this home offers the perfect balance of convenience and charm.



SIMULATED

MAIN UNIT





FEATURES & UPDATES

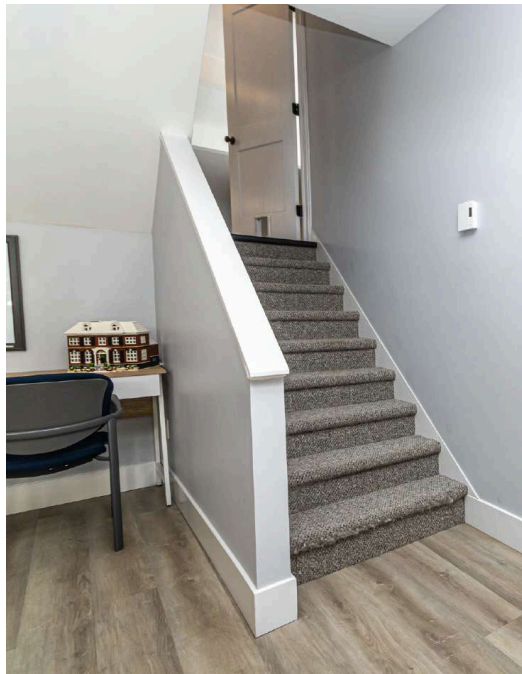
A CLOSER LOOK AT WHAT MAKES THIS HOME SPECIAL AND THE WORK THAT HAS BEEN DONE

- New shed
- New retaining wall & fence
- Updated siding & insulation
- New eavestroughs
- New metal roof
- Two new heat pumps (four heads)
- New water boiler
- New HRV & dehumidifier (basement apartment)
- All-new kitchen & appliances
- All-new bathrooms
- New trim, flooring & doors
- New plumbing & electrical
- 2-bed rental unit
- Steps to Odell Park (trails & playground)
- Close to uptown & downtown
- Fenced yard (great for kids & pets)
- Quiet backyard (firepit & burn permit approved)
- Nearby schools (Connaught Street School)

UTILITY COSTS AND PROPERTY TAX

- NB Power Costs: \$525/month
- Property Tax Cost: \$5228.84 (2024)





MAIN LIVING SPACE

BRIGHT & OPEN CONCEPT DESIGN

Bright, stylish, and thoughtfully updated for both comfort and functionality. The open-concept design allows natural light to flow through, highlighting the modern finishes, new flooring, and sleek trim. The gourmet kitchen is the heart of the space, featuring high-end appliances, custom cabinetry, and plenty of prep space—perfect for cooking and entertaining.



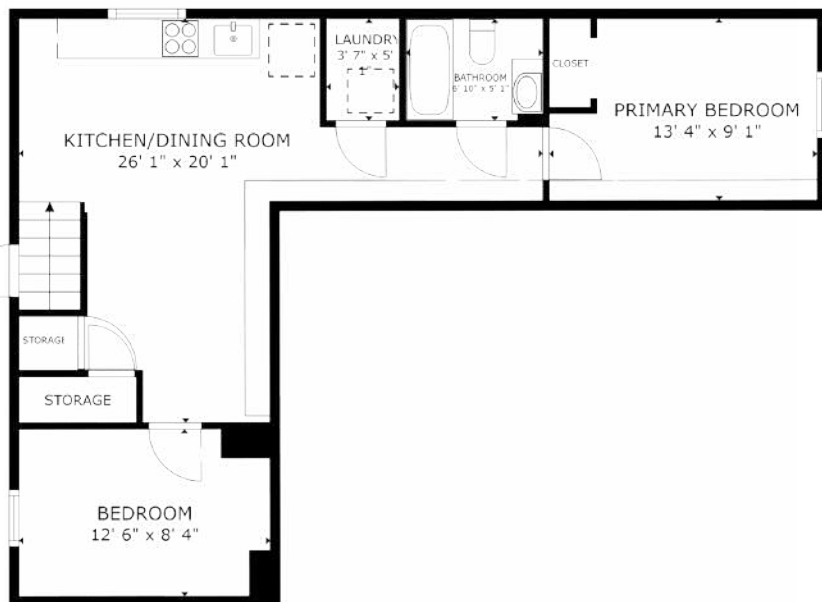


BEDROOMS & BATHROOMS

COMFORTABLE & SPACIOUS RETREATS

The bedrooms in the main unit offer a perfect blend of comfort and style, each featuring new flooring, modern trim, and updated doors for a fresh, contemporary feel. The primary bedroom is spacious and inviting, with plenty of natural light and ample storage. The bathrooms have been fully renovated, featuring modern fixtures, sleek tile work, and high-end finishes that add both function and luxury.





APARTMENT

PERFECT SPACE FOR HOSTING

A bright and inviting space with excellent rental potential. The open living area feels modern and comfortable, with updated flooring, trim, and fresh finishes throughout. The kitchen has been updated to offer both style and practicality, providing a functional space for cooking and dining. The two bedrooms are well-sized with ample natural light. The bathroom has been fully renovated, featuring modern fixtures and a clean, contemporary design. With its dedicated HRV and dehumidifier, this unit offers excellent air quality and year-round comfort.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“Living between uptown and downtown has been one of our favourite things about this home. The convenience of being able to walk to downtown while still having everything we need just a short drive away has made everyday life so easy. Whether it's grabbing a coffee, heading to a local restaurant, or enjoying the trails at Odell Park just a minute away, this location has truly offered the best of both worlds.

Beyond the location, what has made this home so special is the community around us. We've been lucky to have wonderful neighbours—the kind who look out for one another and stop for a chat. It's a quiet, friendly place where kids play, and we've enjoyed summer evenings in the fenced backyard.

While we're excited for our next chapter, we'll miss the incredible neighbours, the unbeatable location, and the comfort of a home that's been so well-loved. We hope the next owners love it as much as we have!



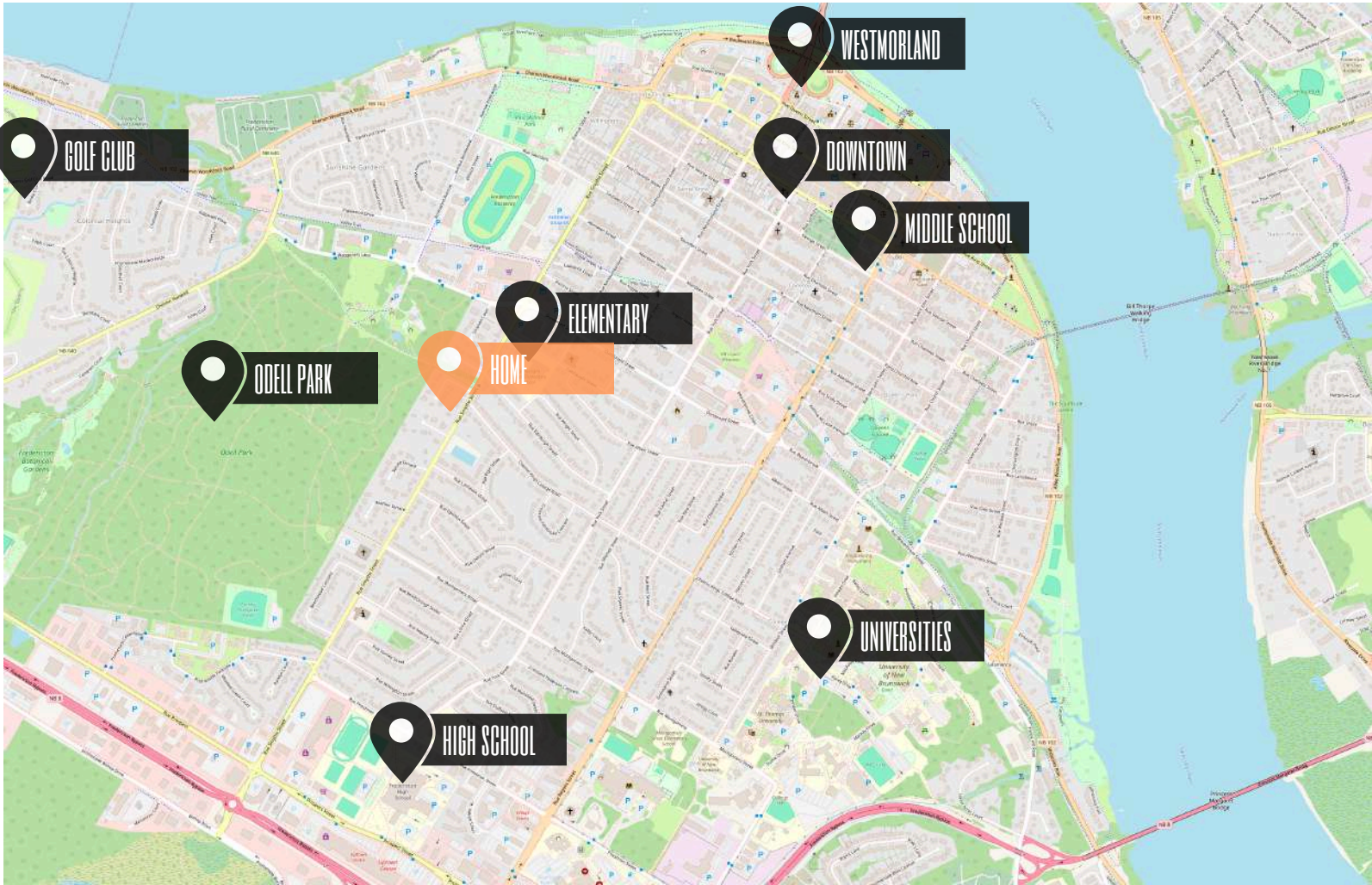
GRADES K - 5
Connaught Street Elementary School



GRADES 6 - 8
George Street Middle School



GRADES 9 - 12
Fredericton High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

The best of location and lifestyle. Just one minute from Odell Park, enjoy scenic trails, green space, and a playground. Nestled between uptown and downtown, you're walking distance to restaurants, shops, and cultural spots, with everyday essentials just minutes away. Families will love the proximity to Connaught Street School and nearby playgrounds.



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