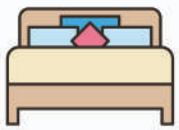


# 106 GREY STREET

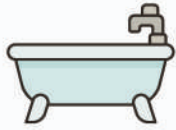
## DOWNTOWN FREDERICTON

A beautifully updated 4-bedroom downtown home with timeless charm, modern upgrades, and a versatile loft space —just steps from restaurants, shops, and entertainment.





4  
Bedrooms



1.5  
Bathrooms



2241  
Square Feet

Located in the heart of downtown Fredericton, 106 Grey Street is a stunning 4-bedroom, 1.5-bathroom home that blends historic charm with modern upgrades. With top-rated restaurants, cafes, shops, and entertainment just steps away, this home offers the perfect balance of urban convenience and a welcoming retreat.



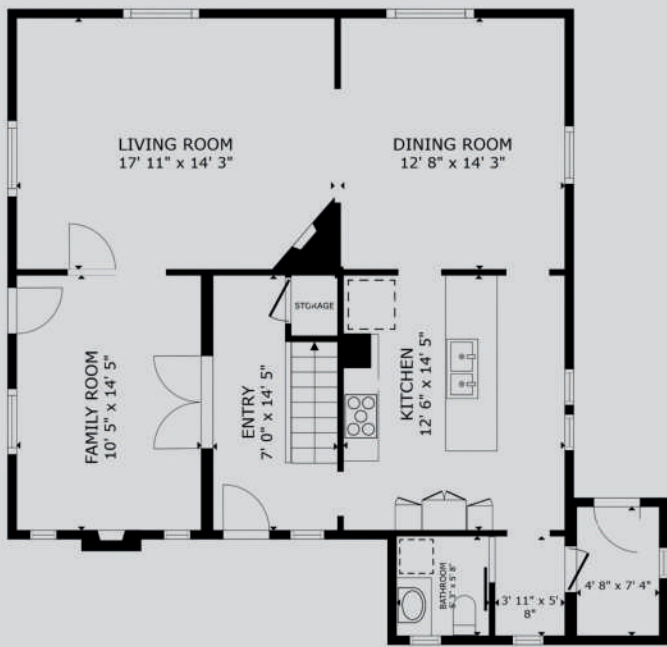


# FEATURES & UPDATES

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

- Hardwood floors, crown moulding
- Extra-large trim & decorative bevelled windows
- Granite countertops & soft-close cabinetry
- Formal living room, great room & separate dining area
- Second-floor upgraded bathroom with walk-in glass shower, granite countertop & heated flooring
- Top-floor loft space for many purposes
- High ceilings & well-defined traditional layout
- Steps from top-rated restaurants, cafes, & shops
- The perfect mix of historic charm & modern updates
- NB Power Costs: \$250/month

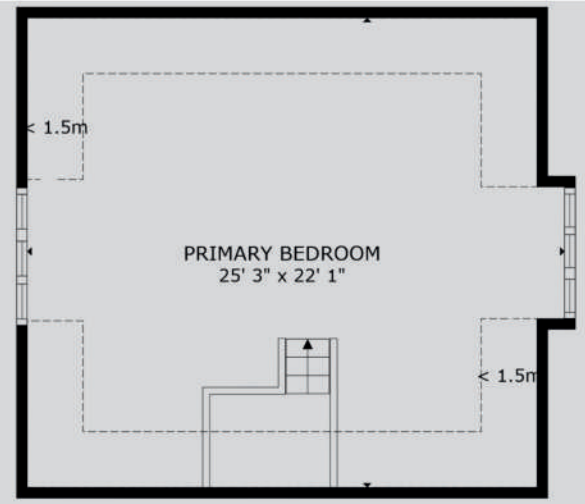
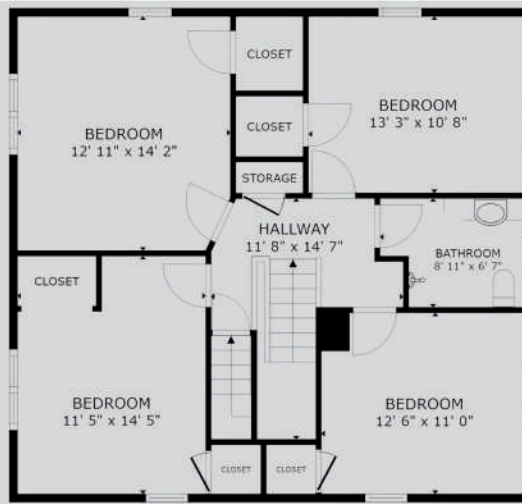




# MAIN LEVEL

## BRIGHT, TRADITIONAL LAYOUT

The main level of this home blends historic charm with modern convenience, featuring hardwood floors, crown moulding, high ceilings, and decorative bevelled windows that add character and warmth. The traditional layout offers well-defined living spaces, including a formal living room, a great room, and a separate dining area, creating the perfect balance between elegance and functionality. The updated kitchen is a true highlight, with granite countertops, stainless steel appliances, and custom soft-close cabinetry, making it both stylish and practical



## UPPER LEVELS

### PRIVATE RETREATS WITH ROOM FOR ALL

Upstairs, you'll find four spacious bedrooms, each with ample closet space and natural light, offering flexibility for families, guests, or home offices. The fully upgraded bathroom features a walk-in glass shower, granite countertop, and heated flooring, adding a touch of luxury. The third level loft space provides a versatile retreat, perfect for a home office, reading nook, additional lounge, or even a fifth bedroom, making this home adaptable to a variety of lifestyles.

# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

Living at 106 Grey Street has been an absolute joy. The charm of this home—from its high ceilings and crown moulding to its beautifully updated kitchen—makes every space feel warm and inviting. We've loved the separate yet connected living spaces, which allow for both privacy and entertaining.

One of our favourite things about this home is the downtown lifestyle. We're just steps from some of the best restaurants, cafes, and shops in Fredericton, which makes it easy to enjoy the city. Whether it's grabbing a coffee in the morning, walking along the river, or enjoying the vibrant energy of downtown, this location is unbeatable.

We know the next owners will love both the home and the lifestyle it offers 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.



[www.therightchoicerealty.ca](http://www.therightchoicerealty.ca)

This is not intended to solicit those who are currently working with another real estate company - we cooperate fully with other agents