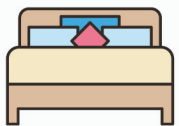


173-2 RIVERSIDE DRIVE

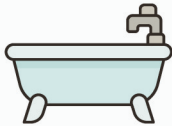
NORTHSIDE | FREDERICTON

A well-maintained 2-bedroom townhouse with energy-efficient upgrades, a private deck, and maintenance-free living—just minutes from trails, shops, and downtown Fredericton.

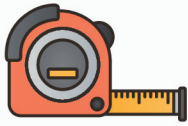




2
Bedrooms



1.5
Bathrooms



1118
Square Feet

Enjoy the best of both worlds—peaceful, country-style living with all the conveniences of city life in this beautifully maintained bungalow. Inside, the well-designed layout features a bright galley-style kitchen, a cozy yet spacious living room, and three comfortable bedrooms on the main level. The lower level expands your living space with a large family room, a fourth bedroom, a second bathroom/laundry, and ample storage.

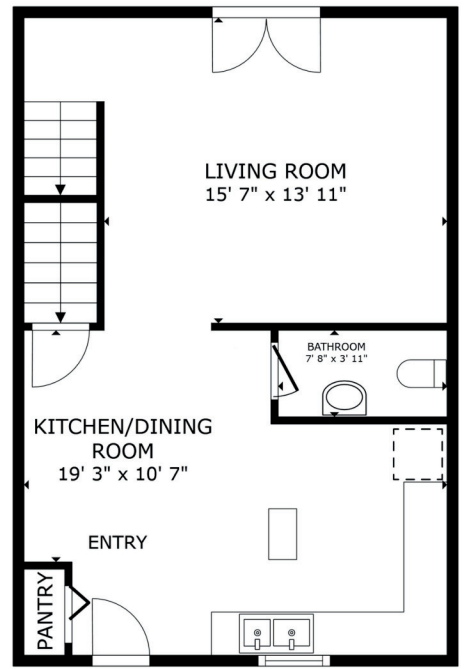


FEATURES & UPDATES

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

- 2-bedroom, 1.5-bathroom townhouse in a prime location
- Bright, open main floor with patio doors leading to a private deck
- Primary bedroom with two large closets
- Second-floor laundry for added convenience
- Energy-efficient design with only two exterior walls
- Ductless split heat pump (2022) for year-round comfort
- Unfinished basement for ample storage or future living space
- Lawn care & snow removal included in a low \$150/month fee
- Freshly painted, new light fixtures, refinished kitchen cabinets
- Stained deck
- New dishwasher
- 1.5 km from scenic walking trails, The Green, & Picaroons
- Perfect for young professionals, small families, or downsizers





FLOOR 2

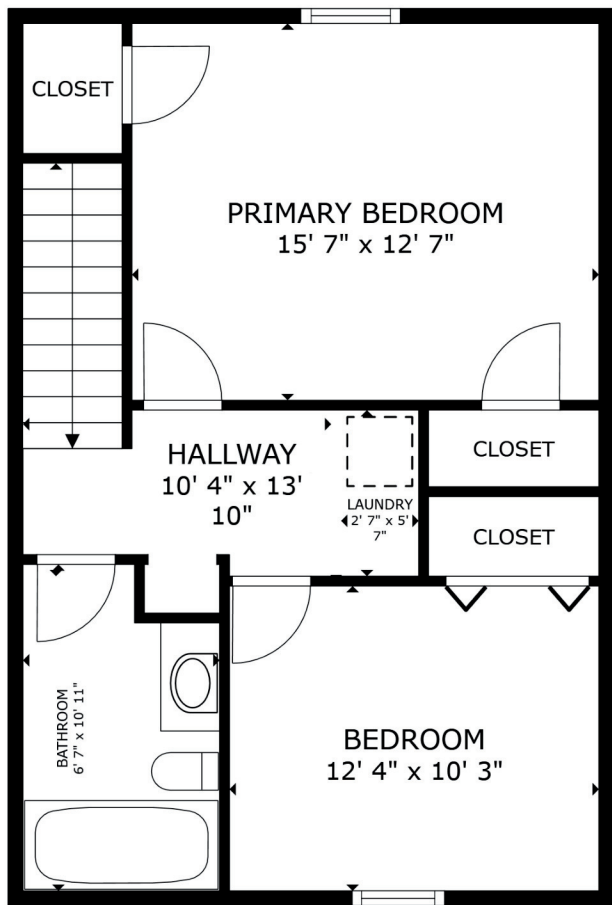


MAIN LEVEL

SPACE FOR THE FAMILY TO GATHER

The main level offers a welcoming open-concept layout, with a spacious kitchen that seamlessly connects to the bright living room. Patio doors lead to a private deck overlooking green space, making it the perfect spot for barbecuing or relaxing. The functional design ensures a smooth flow between spaces, ideal for both everyday living and entertaining.





FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 559 sq.ft. FLOOR 2 559 sq.ft. FLOOR 3 559 sq.ft.
 TOTAL : 1,678 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SECOND LEVEL

ALL YOU NEED ON ONE LEVEL

Upstairs, you'll find two spacious bedrooms, including a primary suite with a walk-in closet, offering plenty of storage and comfort. The full bathroom is conveniently located nearby, and the second-floor laundry adds everyday convenience—no more carrying baskets up and down the stairs! With a well-thought-out layout, this level provides the perfect blend of privacy and functionality.



WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“What we’ve loved most about this home is the low-maintenance lifestyle and energy efficiency—the heat pump keeps it comfortable year-round, and with only two exterior walls, heating costs are incredibly low. The private deck is a favourite spot to relax, and we love how peaceful the green space behind the home feels. Plus, being so close to trails, The Green, and local spots like Picaroons means there’s always something to do! The included lawn care and snow removal have been a huge bonus, making life here even more stress-free.”



GRADES K - 5
Barkers Point Elementary School



GRADES 6 - 8
Devon Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

A GREAT COMMUNITY FOR ALL

Tucked away in a private setting, this home offers direct access to outdoor activities like four-wheeling and snowshoeing while being just minutes from schools, grocery stores, and walking/bike trails. It's the perfect spot for those who love both nature and convenience.



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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