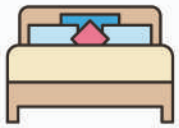


35 DONALD STREET

FREDERICTON, NEW BRUNSWICK

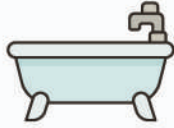
A beautifully maintained two-story home offering classic charm, modern comfort, and a versatile layout—just minutes from trails, nature, and city amenities.





3

Bedrooms



3.5

Bathrooms

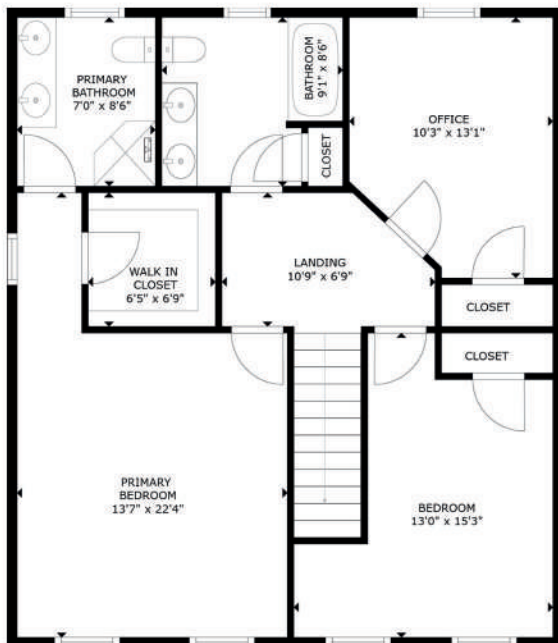
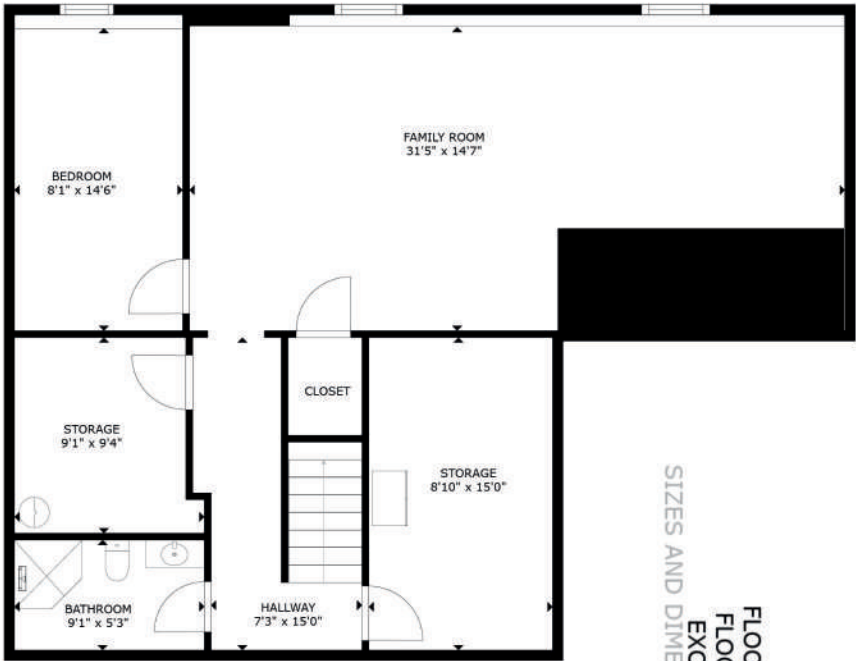
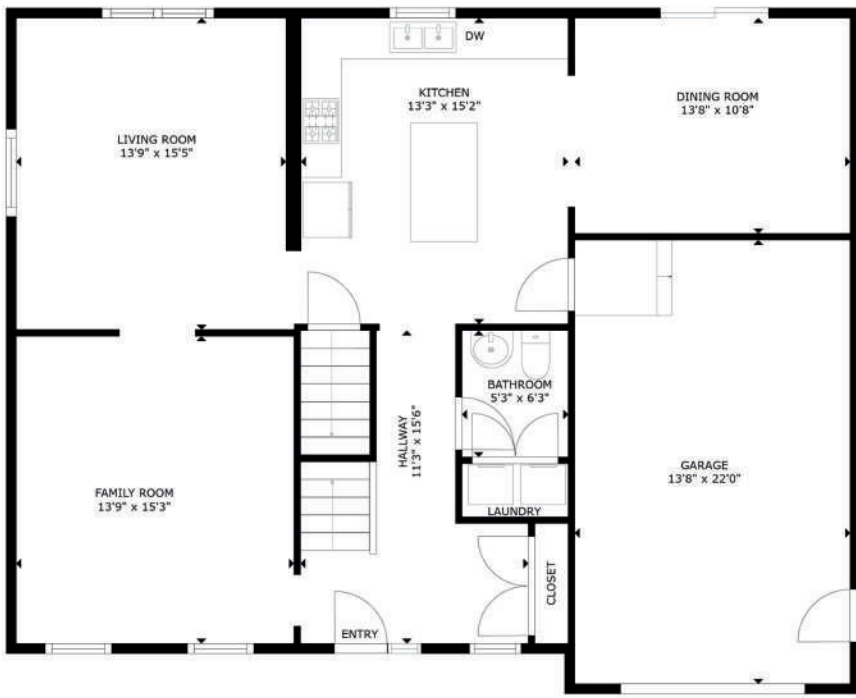


2823

Square Feet

This inviting home blends style and comfort, offering a bright and welcoming atmosphere. Thoughtfully designed, it features a seamless flow between living spaces, perfect for daily life and entertaining. Located in a desirable neighborhood, it provides easy access to essential amenities and outdoor activities.





GROSS INTERNAL AREA
 FLOOR 1: 995 sq. ft, FLOOR 2: 991 sq. ft
 FLOOR 3: 837 sq. ft, TOTAL: 2823 sq. ft
 EXCLUDED AREA : GARAGE: 299 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FEATURES & UPDATES

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

- 4 bedrooms, 3.5 bathrooms across three fully finished levels
- Kitchen w/ tile backsplash & pullout garbage/recycling drawer
- Large center island, modern appliances, and ample cabinetry
- Formal living room + second casual living space on main floor
- Dedicated dining area with patio doors to backyard deck
- Main-level laundry and half bath for convenience
- Primary suite with walk-in closet and private ensuite
- Two additional bedrooms + full bath on second level
- Finished basement includes a large family room, 4th bedroom, full bath, and two storage rooms
- Direct access to extensive trail system from the end of the street
- Minutes from Killarney Lake Park, Two Nations Crossing, and Northside shopping
- Bell high-speed internet
- Weekly garbage pickup + alternating recycling on Tuesdays
- Mailbox located at Hollynorth & Glennorth corner

UTILITY COSTS AND PROPERTY TAX

- Approx. \$315/month for NB Power & water
- Property Tax Cost: \$5630/year



MAIN LEVEL

A MODERN TAKE ON TRADITIONAL LAYOUTS

Defined yet connected, the main level features a formal living room with large windows, a second living space ideal for casual gatherings, and a bright dining area with access to the back deck. The upgraded kitchen offers a thoughtful layout with modern cabinetry, a tile backsplash, a center island, and a pullout garbage/recycle drawer—perfect for both function and entertaining. A half bathroom with laundry completes the level.





BEDROOMS & BATHROOMS

COMFORTABLE & SPACIOUS RETREATS

Upstairs, the primary suite offers a walk-in closet and ensuite bath, creating a quiet, comfortable retreat. Two more spacious bedrooms and a well-sized main bathroom round out the upper floor, providing ample room for family or guests.





LOWER LEVEL

SPACE TO GATHER TOGETHER

The finished basement adds flexibility with a large family room, fourth bedroom, and a full bathroom—ideal for extended family, a private guest space, or teens. Two dedicated storage rooms keep everything tidy and out of sight.



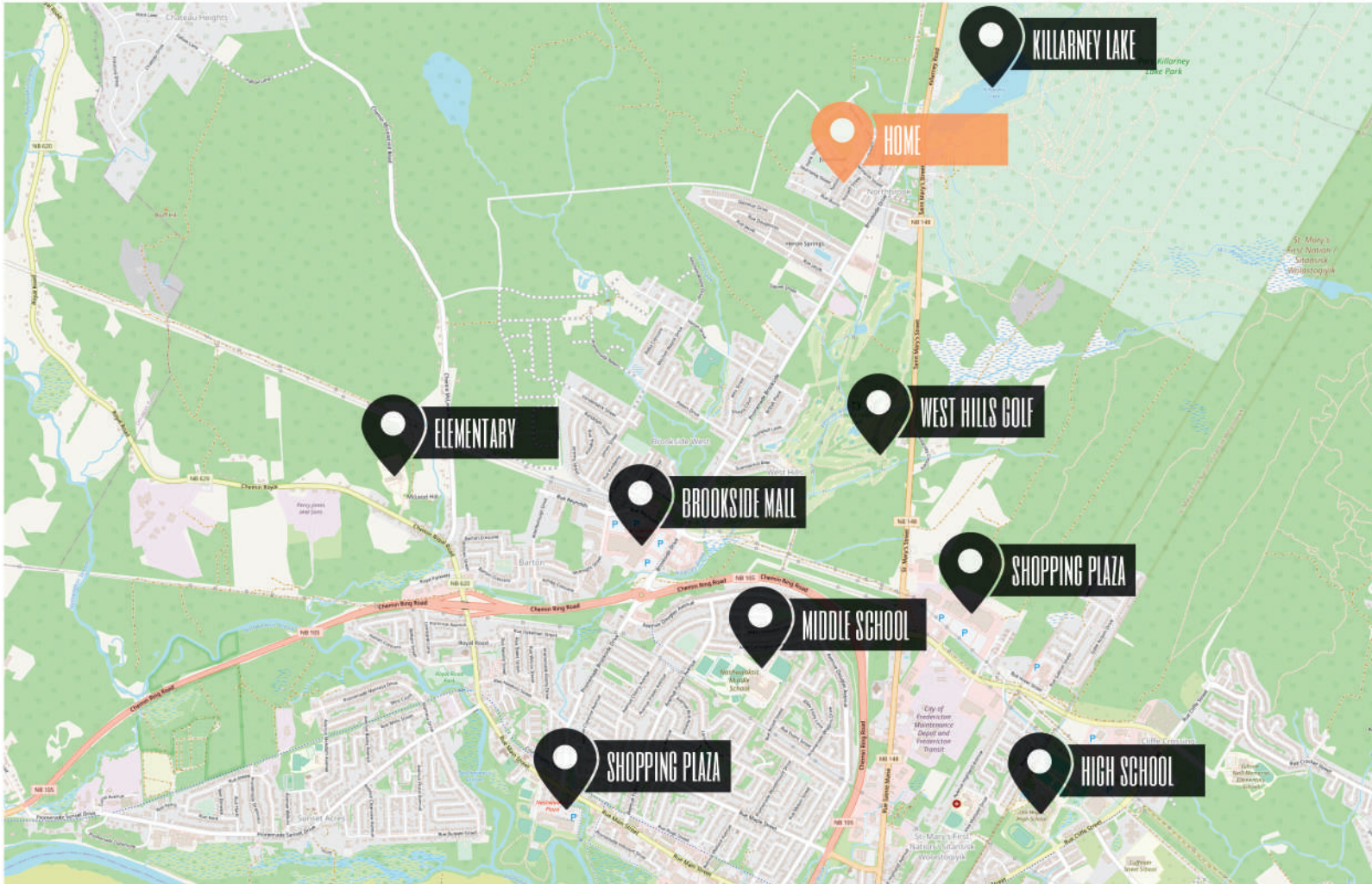
GRADES K - 5
Nashwaaksis Memorial School



GRADES 6 - 8
Nashwaaksis Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

Located in a desirable neighbourhood, this home is close to schools, parks, and shopping, offering both convenience and community. Enjoy easy access to local amenities, walking trails, and recreational facilities like West Hill Golf Club, making it perfect for families and professionals alike. With a welcoming atmosphere and a prime location, this area provides the perfect blend of comfort and accessibility.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“Welcome to 35 Donald Street. When we moved in we were one of 6 homes in this upper section of the neighborhood. We raised our two kids here with access to excellent schools, Killarney Lake Park and an extensive trail network that connects to the end of the street.

Close proximity to all amenities such as a quickly expanding Two Nations Crossing shopping district, Brookside Mall, and Main Street, and the ability to walk or take a bike or 4 wheeler right from the house and be in the woods in seconds make this location perfect for anyone who wishes to enjoy that opportunity. We spent many hours snowshoeing, hiking, cross country skiing, and riding our side by side right from the home while at the same time being able to be anywhere in the city in minutes.

You could not have chosen a better location. The neighborhood is quiet, idyllic, and cozy. We have no doubt that your time in this home will bring you much pleasure..”



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