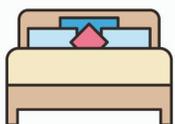


534 MCLEOD HILL ROAD

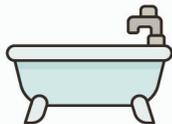
MCLEOD HILL | FREDERICTON

A well-maintained bungalow on a private city lot, featuring modern updates, a functional layout, and a finished basement—offering comfort, style, and convenience.





3 | 1
Bedrooms



2
Bathrooms



1711
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

- Private lot with country living feel inside the city
- Large deck (2014) perfect for BBQs & outdoor relaxation
- Galley-style kitchen, freshly painted in May 2024
- Bright living room with new paint & ceiling (2023)
- Three bedrooms & renovated main bathroom (2013)
- Finished basement with rec room, pine ceiling & pot lights (2021)
- Fourth bedroom downstairs with new ceiling (2021)
- Second bathroom with new shower, flooring, and fixtures (2017)
- Heat pumps upstairs (2013) & downstairs (2018)
- Metal roof (2020) & updated siding, windows, and doors (2013)
- New garage door & house entrance door (2020)
- Generator pony panel hookup (2015)
- Additional blown attic insulation (2012)
- Septic tank last pumped October 2023
- Bell Fibre high-speed internet

UTILITY COSTS AND PROPERTY TAX

- NB Power Costs: Approximately \$250/month
- Property Taxes: \$3329.56 (2024)





GROSS INTERNAL AREA
 BASEMENT: 820 sq. ft., FLOOR 1: 891 sq. ft.
 TOTAL: 1,711 sq. ft.
 EXCLUDED AREA: GARAGE: 373 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



MAIN LEVEL

COMFORTABLE & SPACIOUS RETREATS

The main level of this home is both functional and inviting. The galley-style kitchen, freshly painted in 2024, provides plenty of cabinetry, counter space, and quality appliances. It opens directly to the dining area, making everyday meals and entertaining a breeze. The bright living room, with large windows that bring in natural light, has been recently updated with fresh paint and a new ceiling (2023), creating a warm and welcoming space to relax. The primary bedroom is a cozy retreat, with fresh paint and a well-sized closet. Two additional bedrooms provide comfortable spaces for family or guests. The updated main bathroom (2013) features modern finishes, ensuring convenience and style.

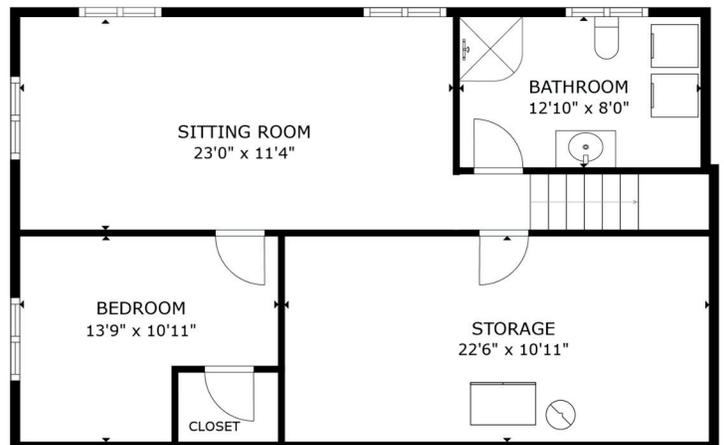




LOWER LEVEL

PERFECT SPACE FOR HOSTING

The fully finished lower level adds incredible living space. The large rec room, with a new pine ceiling and pot lights (2021), is perfect for movie nights, games, or a home gym. A fourth bedroom, updated with a new ceiling (2021), offers flexibility for guests, an office, or extra family space. The second bathroom has been renovated with a new shower, flooring, and fixtures (2017). With ample storage and a laundry area, this level is both practical and inviting.



WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“What we love most about this home is the privacy and connection to nature while still being so close to everything. Whether it’s BBQing on our large deck, watching wildlife from the yard, or heading straight out on the trails for four-wheeling or snowshoeing, this home has allowed us to enjoy the outdoors year-round.

The quiet, friendly neighbourhood has been perfect for family life, and with schools, grocery stores, and walking trails nearby, everything we need is within reach. Inside, the spacious family room has been one of our favourite gathering spots, while the many updates over the years have made it a comfortable and efficient place to live. We’ve put a lot of love into this home, and we know the next owners will enjoy it just as much as we have.”



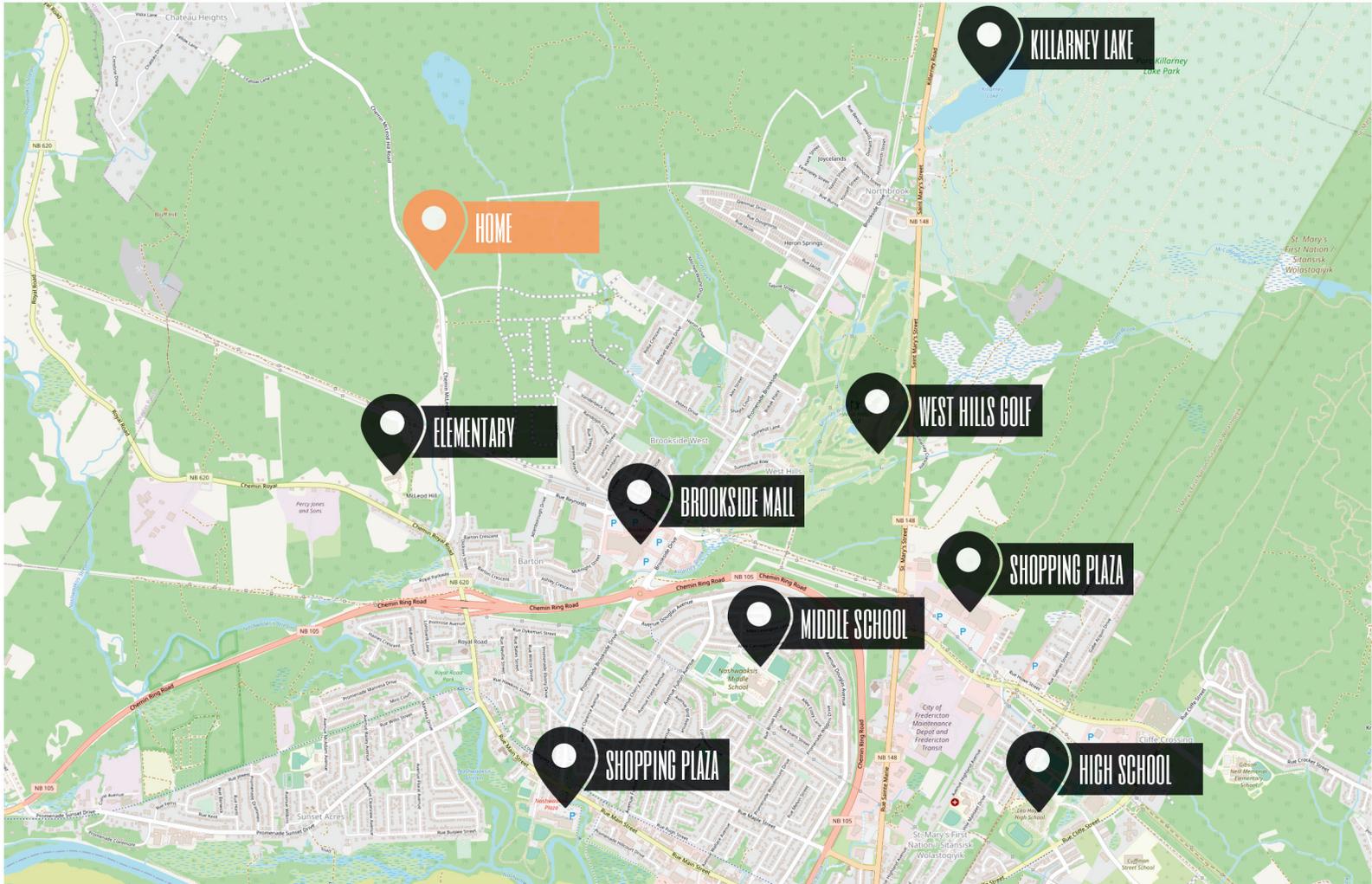
GRADES K - 5
Nashwaaksis Memorial School



GRADES 6 - 8
Nashwaaksis Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

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