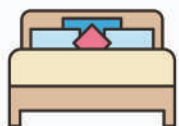


22 KAINE STREET

MARYSVILLE, NEW BRUNSWICK

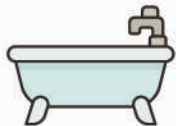
A fully updated bungalow with modern finishes, a finished basement, and a clean, move-in-ready feel—perfect for first-time buyers, downsizers, or investors.





3

Bedrooms



1

Bathrooms

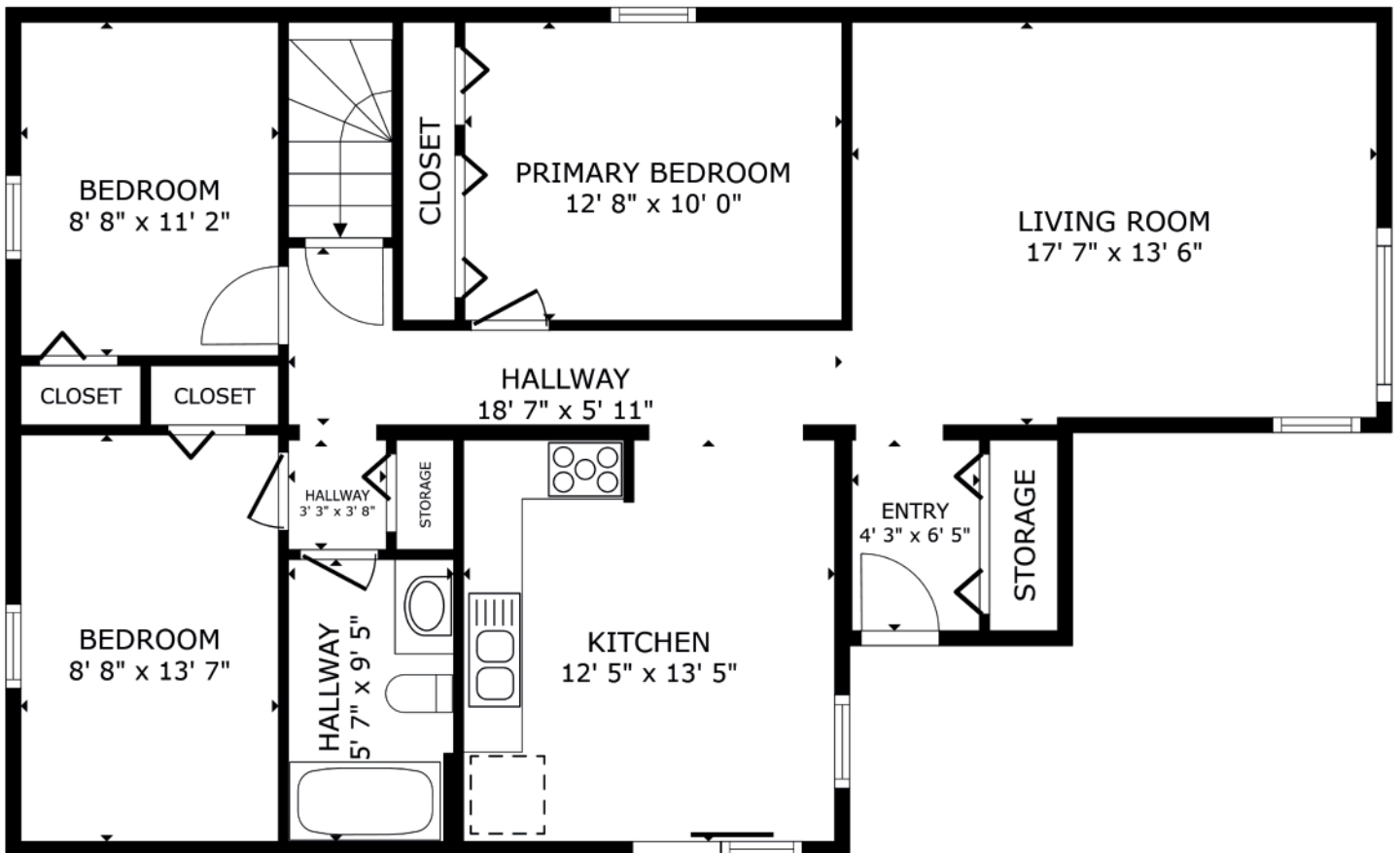
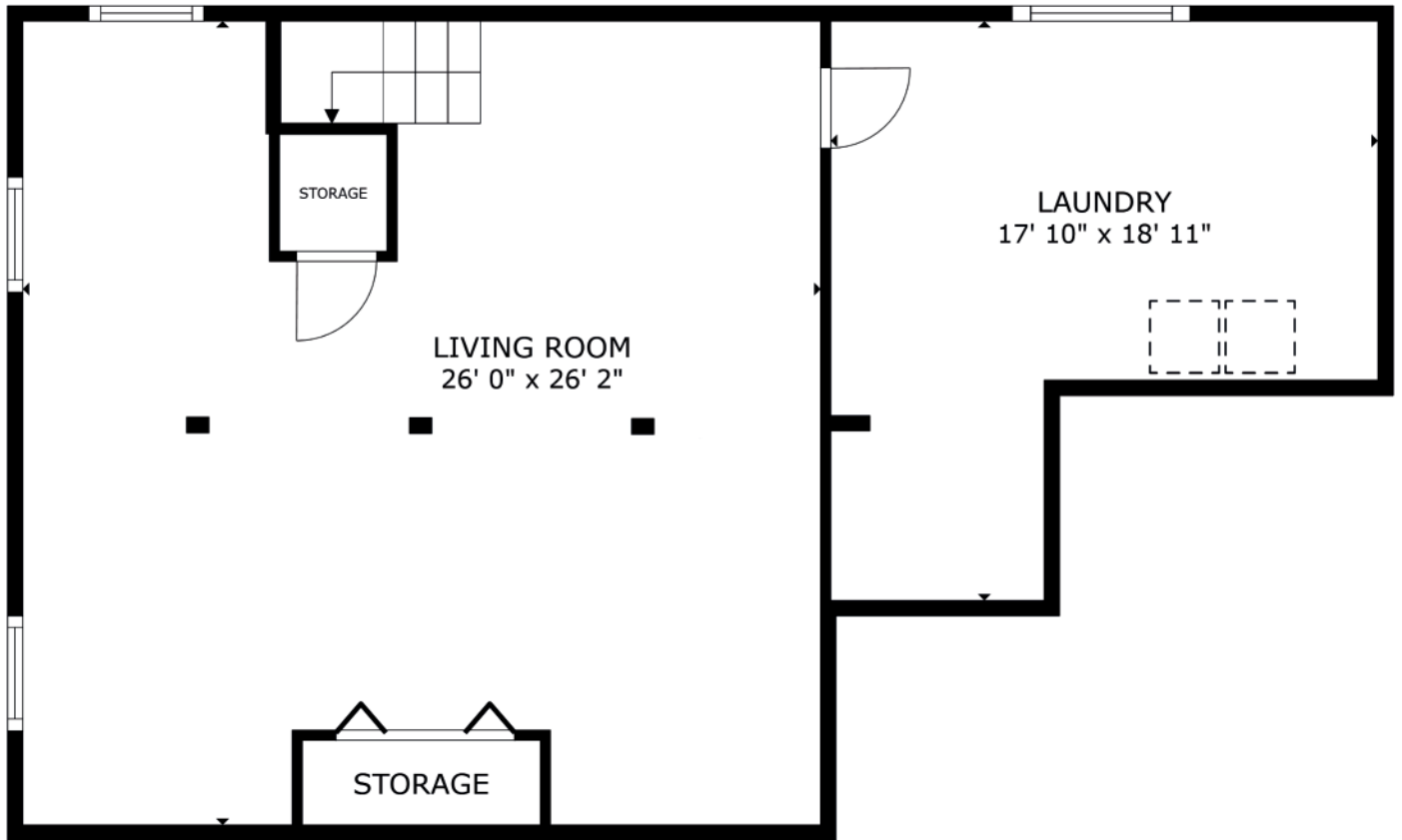


1988

Square Feet

Renovated bungalow that offers turnkey comfort and modern style in a quiet Fredericton neighbourhood. With upgrades from top to bottom—including new siding, roof, electrical, kitchen, bathroom, flooring, and fresh paint. Inside, the layout is functional and bright, featuring a stylish kitchen, updated bath, and cozy bedrooms. The finished basement adds even more space with a large rec room and a dedicated laundry/storage area.





FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 946 sq.ft. FLOOR 2 1,042 sq.ft.
TOTAL : 1,988 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

Interior Features:

- Fully updated bungalow with stylish, modern finishes
- Bright living area with fresh paint and new flooring
- Refreshed kitchen with:
- Updated countertops
- Sleek cabinetry
- Modern appliances
- Updated bathroom with on-trend finishes
- Two cozy bedrooms filled with natural light
- Finished basement with large rec room—ideal for entertainment, playroom, or home gym
- Sizeable laundry room with additional storage space
- Upgraded electrical system throughout

Exterior Features:

- New siding
- New roof shingles
- Manageable yard space—perfect for relaxing or gardening
- Driveway with ample parking
- Located in a quiet, well-established neighbourhood







GRADES K - 5
Gibson-Neill Elementary School



GRADES 6 - 8
Devon Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

A GREAT COMMUNITY FOR ALL

Located in a quiet, established pocket of Fredericton, offering easy access to parks, schools, shopping, and transit. Whether you're walking the neighbourhood or heading out for errands, everything is just a few minutes away—making it a great location for families, professionals, or retirees alike.



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