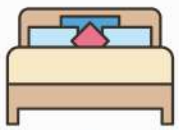


30 MERRITHEW AVENUE

FREDERICTON, NEW BRUNSWICK

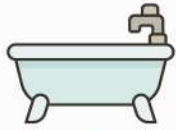
Experience modern comfort in this beautifully updated family home, located in a quiet, tree-lined neighborhood just steps from parks, schools, and local amenities.





2

Bedrooms



1

Bathrooms

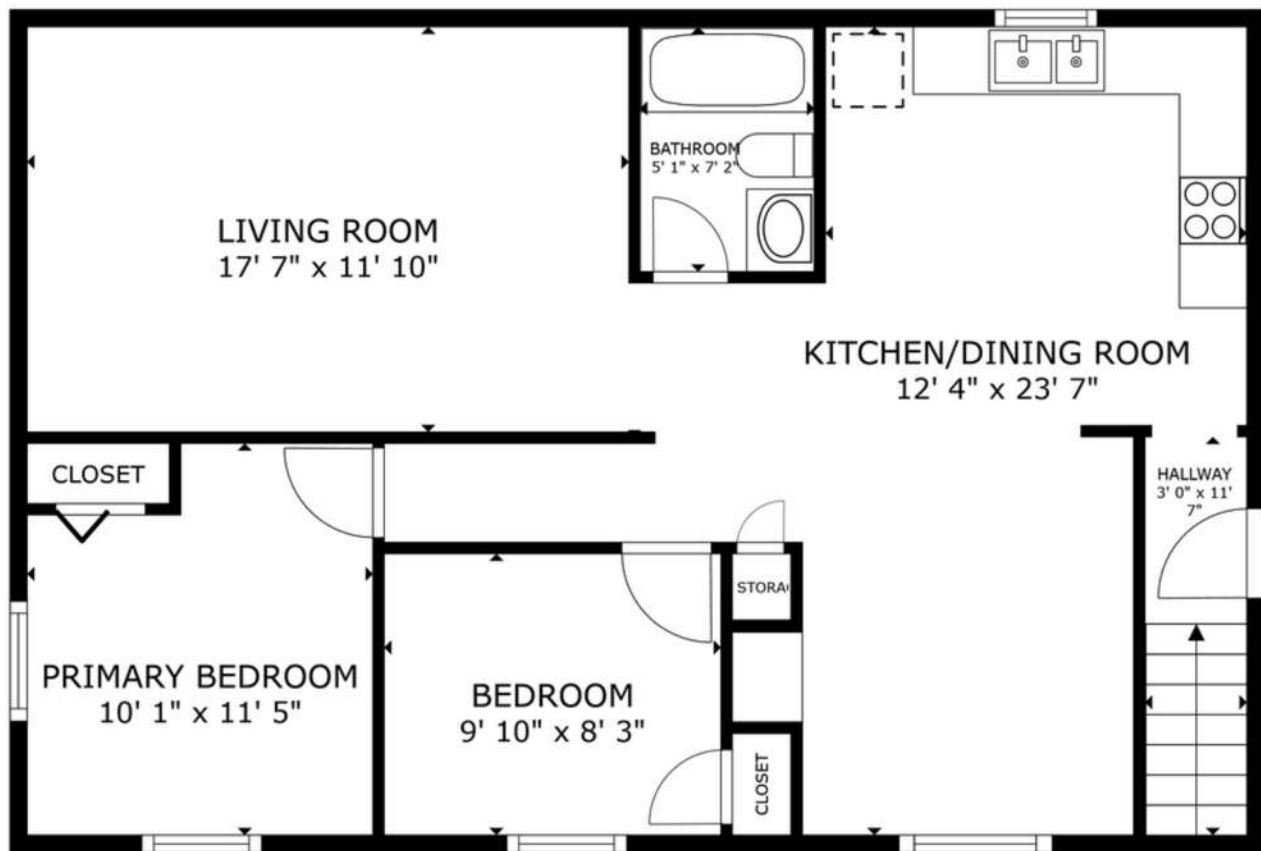


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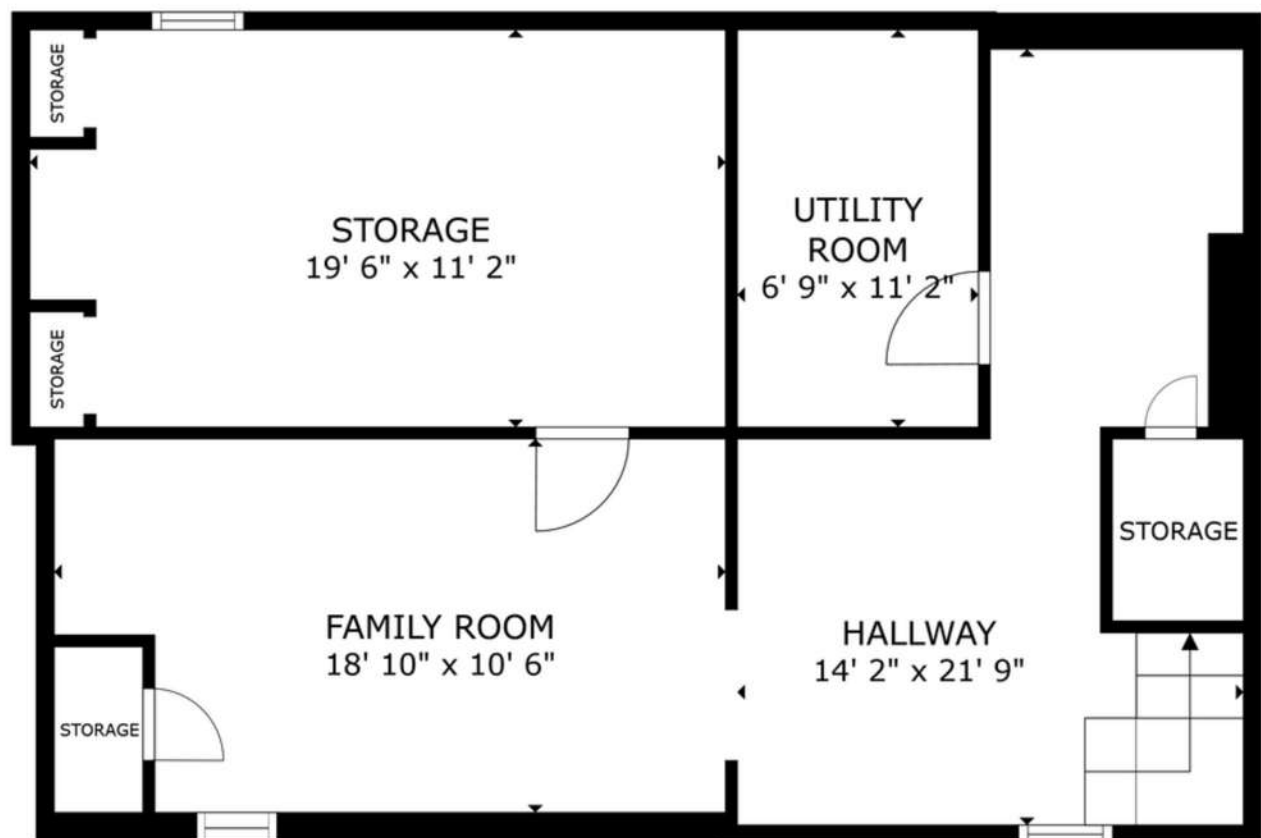
Square Feet

Welcome to 30 Merrithew Avenue, a completely renovated and move-in ready home located on a quiet street in Fredericton's Northside. Set on over 1/3 of an acre (1,570 m²), this home offers modern comfort and style, a detached powered garage, and backyard access to the city's walking trail, all while being minutes from schools, shops, and amenities.





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 739 sq.ft. FLOOR 2 839 sq.ft.
 TOTAL : 1,579 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

Main Level Renovations:

- Brand-new kitchen with updated shelves, plumbing, and fixtures
- All new appliances included
- Completely renovated bathroom with new tiled tub surround, vanity, fixtures, and flooring
- New flooring throughout the entire main level
- Stylish built-in arched shelving in dining room
- New interior doors and trim throughout
- All new lighting fixtures
- Fresh paint throughout
- Several new windows installed
- New electric baseboard heaters

Basement Upgrades:

- Expanded stair entrance with new stairs
- Framed and insulated exterior walls
- New flooring in rec room, flex space, and laundry
- Pot lights and all new lighting fixtures
- Drywalled, painted, and trimmed throughout
- New doors and electric baseboard heaters

Exterior & Systems:

- New exterior front and side doors
- New vinyl siding on house and garage
- New garage windows
- New rear deck
- New gutters and upgraded drainage system
- New gravel driveway
- Detached garage with power
- Updated plumbing throughout
- New 200 AMP electrical entrance & wiring throughout the home







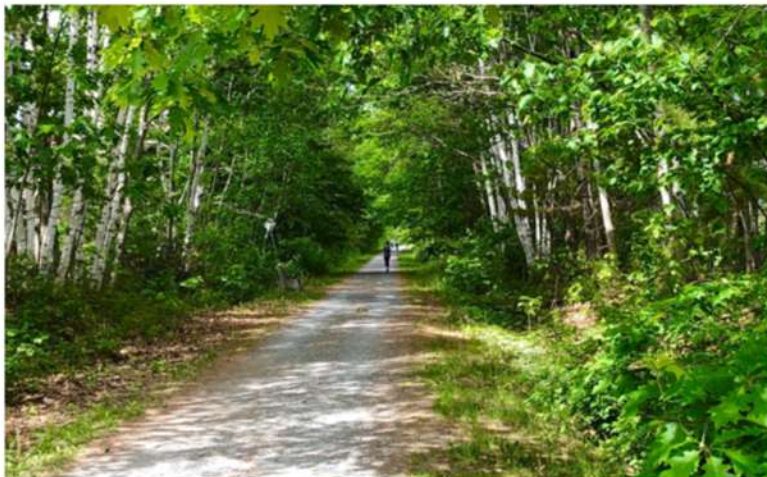
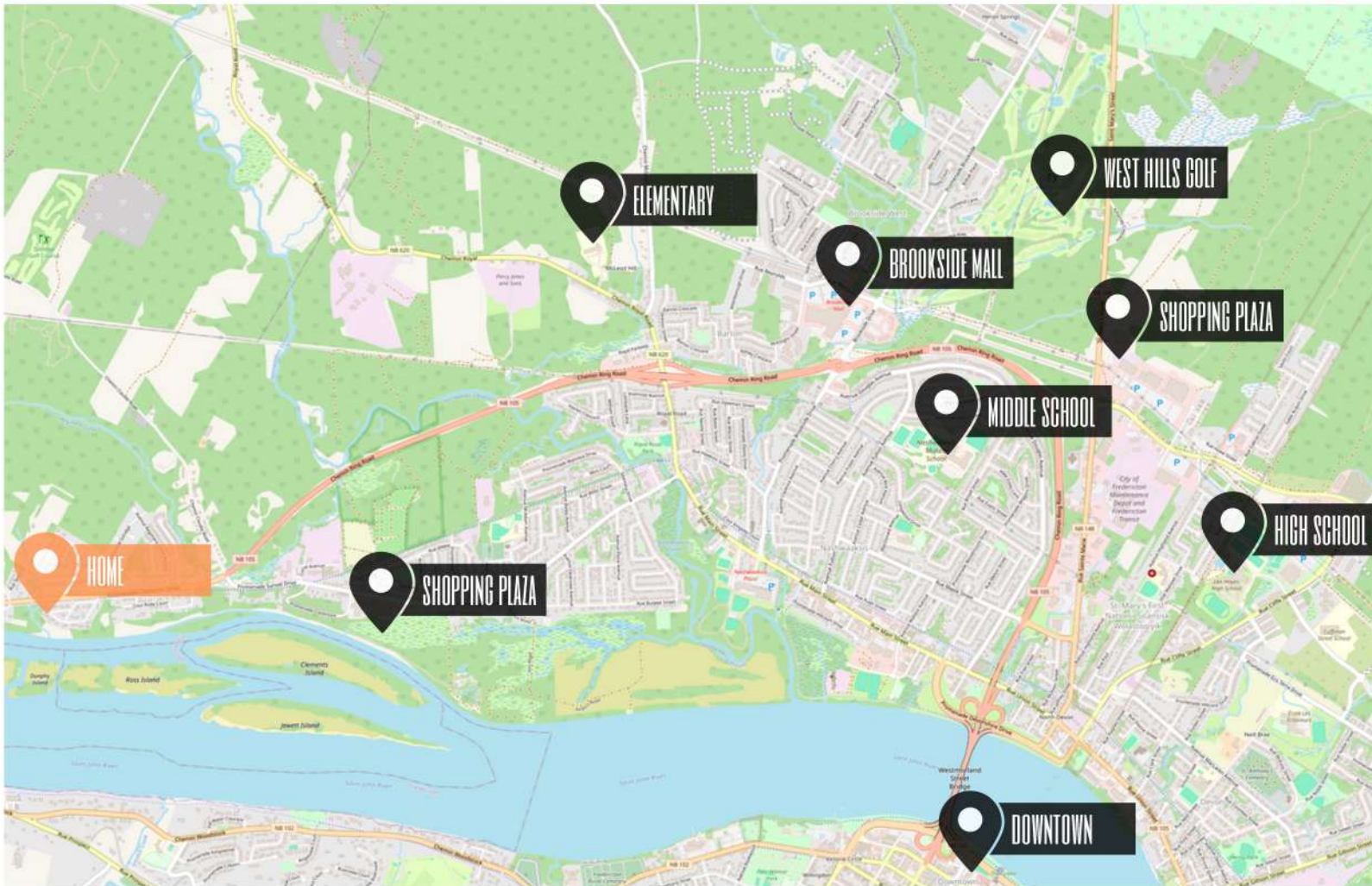
GRADES K - 5
Royal Road Elementary School



GRADES 6 - 8
Nashwaaksis Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

Tucked away on a quiet street on Fredericton's Northside offering the rare combination of privacy, green space, and convenience. Backing onto the city's extensive walking trail system, you'll enjoy direct access to nature while still being close to schools, restaurants, grocery stores, and major routes. The oversized lot, mature trees, and peaceful setting make this home ideal for anyone looking to enjoy suburban living with a country feel.



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