

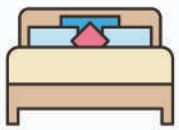
# 319 PARKHURST DRIVE

FREDERICTON, NEW BRUNSWICK

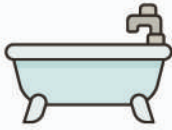
An extra-large, sun-filled bungalow with updated finishes, versatile living space, and a spacious backyard —perfect for family life and entertaining.







3  
Bedrooms



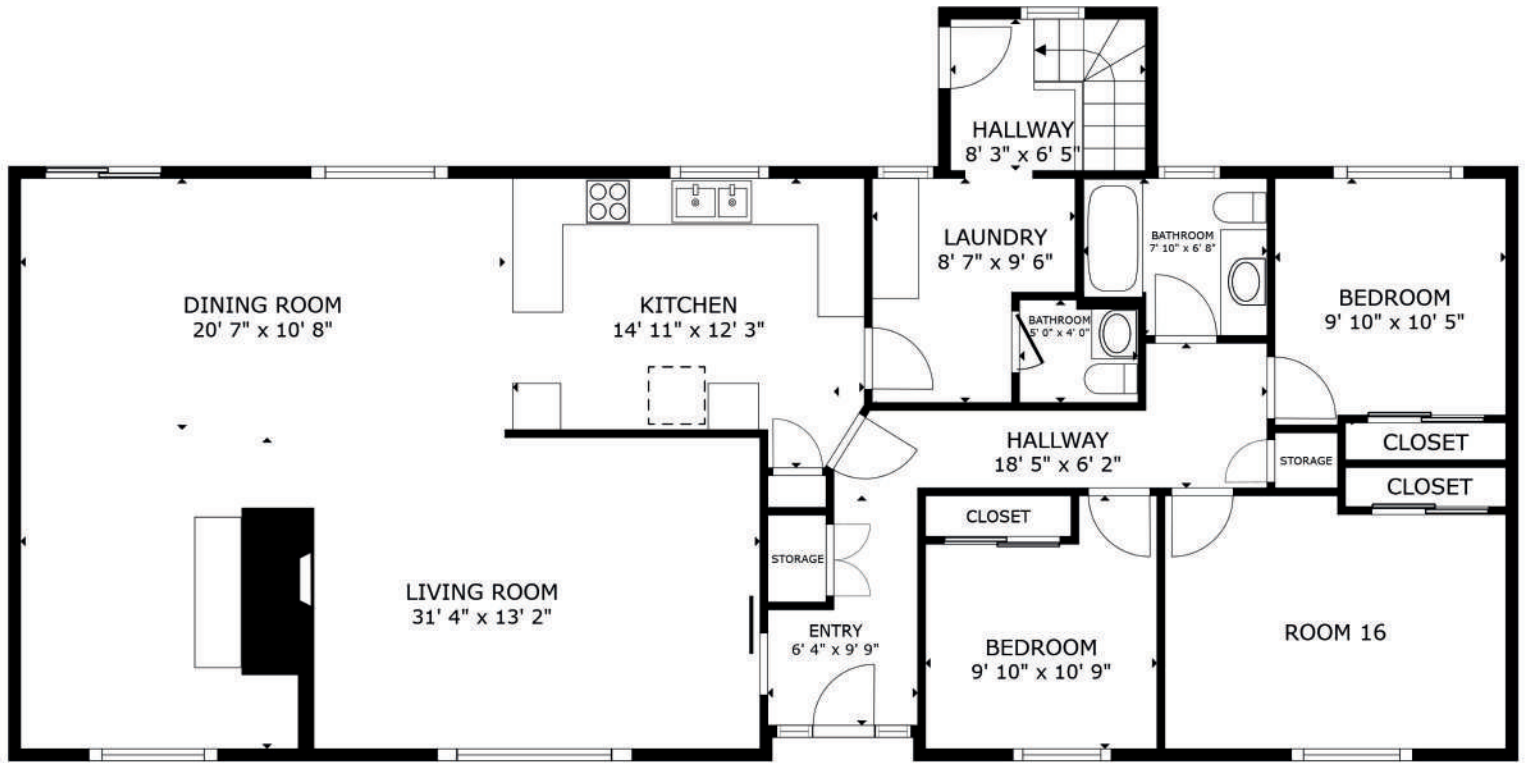
1.5  
Bathrooms



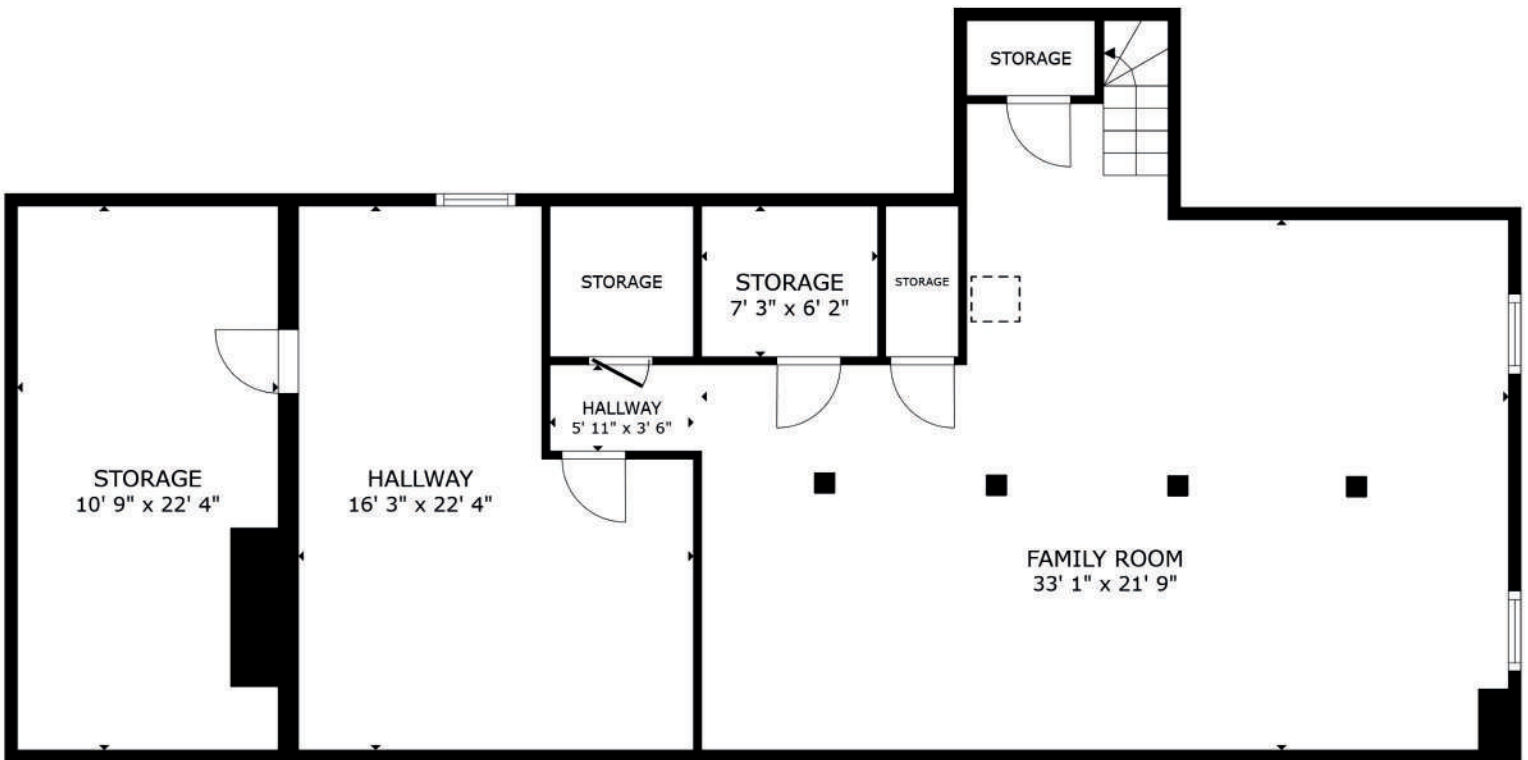
2993  
Square Feet

This well-maintained bungalow with a finished basement is located in a quiet and well-established neighbourhood. Featuring a thoughtfully designed layout with flexible living areas, an updated kitchen, 3 bedrooms, and a private backyard. Recent upgrades include a heat pump system, quartz countertops, updated bathrooms, lighting, exterior painting, and hardscaping—making this home both stylish and move-in ready.





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 1,422 sq.ft. FLOOR 2 1,572 sq.ft.  
 TOTAL : 2,993 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:

- Extra-large bungalow with finished basement
- Formal living room with large fireplace feature
- Kitchen w/quartz countertops, new hardware, & lighting (2024)
- Second living/dining room with open layout
- Three bedrooms on main level
- Mudroom with cabinetry (2024), half bath, and laundry area
- Bright interior with natural sunlight on both sides of the home
- Finished basement with large open area and storage rooms
- Interior paint refresh (2024/2025)
- Upgraded lighting throughout main level (2024/2025)
- Updated bathrooms w/ quartz countertops, new vanities, faucets & light fixtures (2024/2025)
- Mitsubishi Zuba central heat pump system installed Fall 2022
- Average monthly hydro: \$180 | Water: \$175

## Exterior Features:

- Backyard fence installed (2019)—perfect for kids or pets
- Exterior house painting completed 2023–2024
- New backyard porches (2023)
- Upgraded mudroom staircase (2025)
- Exterior front door repainted (2024)
- Hardscaping, new front walkway & steps (2023)
- Oversized backyard with afternoon sun—ideal for gardening, entertaining, or kids to play
- Garbage & recycling pickup: Fridays
- Mail delivered directly to home





# MAIN LEVEL

## BRIGHT & FLEXIBLE LAYOUT

The main level features a welcoming front entry with closet and hall access to either the kitchen or the formal living room. The updated kitchen connects to the second living/dining room, creating an open and inviting flow perfect for entertaining. A hallway leads to three well-sized bedrooms and a full 3-piece bathroom. From the kitchen, you'll also find a side entrance with mudroom cabinetry, laundry, half bath, and access to the backyard and basement.





## LOWER LEVEL

### COMFORTABLE & SPACIOUS RETREATS

Downstairs offers a large open finished space, great for a family room, games area, home gym, or future development. There are also dedicated storage rooms for organization, tools, and seasonal items.





# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

“It has been a dream living at 319 Parkhurst Drive. From the stunning Craftsman front door and all the natural sunlight that pours in from both sides of the home, to the cozy nights with the wood stove and the expansive backyard that has allowed the kids to run and roam free.

I have loved our story in this home. The open concept main living and dining area has been great for bigger gatherings to host friends and family, as has the backyard that gets full sun in the afternoons.”



**GRADES K - 5**  
Connaught Street Elementary School



**GRADES 6 - 8**  
George Street Middle School



**GRADES 9 - 12**  
Fredericton High School



# NEIGHBOURHOOD & SCHOOLS

## COMFORTABLE & SPACIOUS RETREATS

The best of location and lifestyle. Just one minute from Odell Park, enjoy scenic trails, green space, and a playground. Nestled between uptown and downtown, you're walking distance to restaurants, shops, and cultural spots, with everyday essentials just minutes away. Families will love the proximity to Connaught Street School and nearby playgrounds.





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