

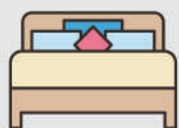
# 31 VETERANS DRIVE

MARYSVILLE, NEW BRUNSWICK

A cozy 1.5-storey home on a private half-acre lot backing onto the woods—full of charm, character, and peaceful surroundings inside the city limits.

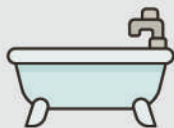






3

Bedrooms



1

Bathrooms



1372

Square Feet

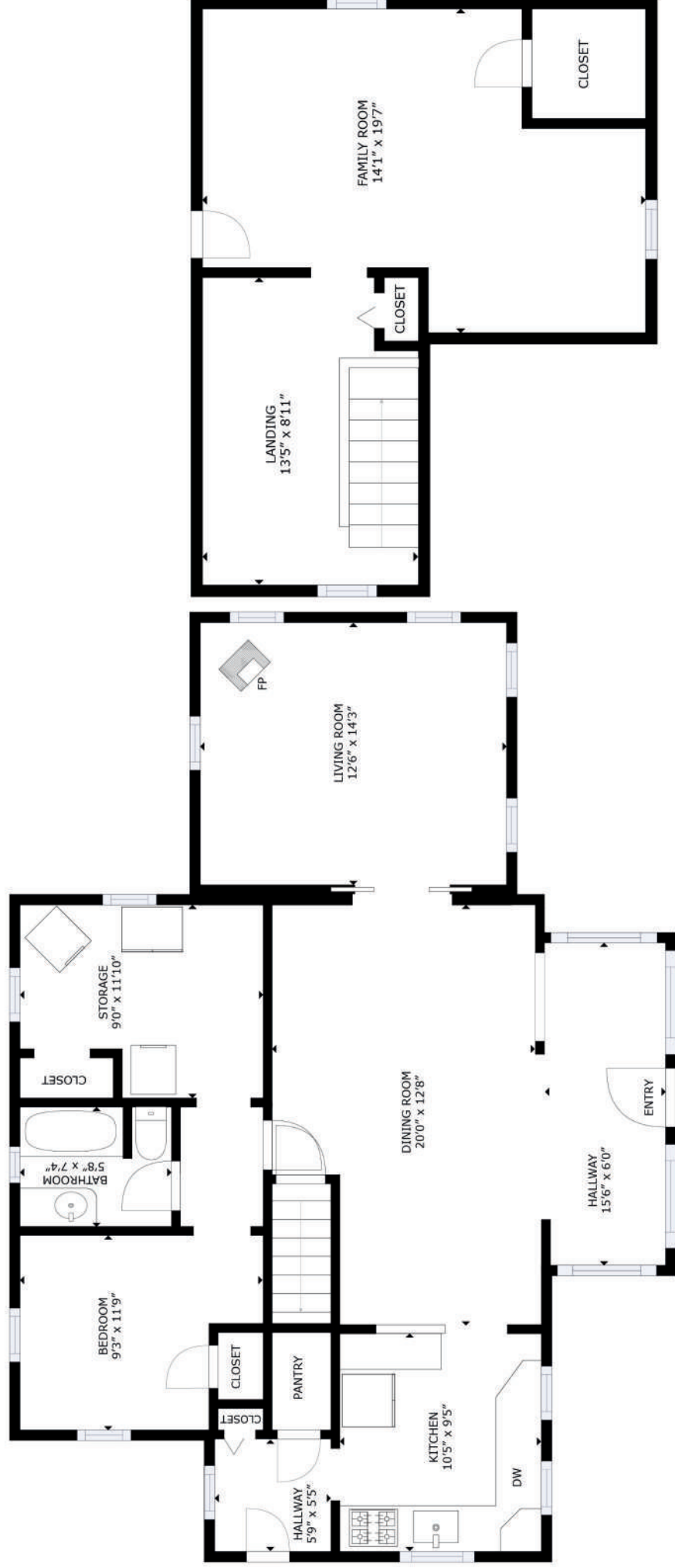
Set on a rare half-acre lot inside city limits, the backyard opens onto a quiet wooded area, offering both privacy and natural beauty. It's a peaceful retreat just minutes from shopping, schools, and local amenities—perfect for those who want a bit of country feel without leaving the city.





# MAIN LEVEL

# SECOND LEVEL





# FEATURES & UPDATES

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

- 1.5-storey home on a half-acre lot within city limits
- Backs onto a wooded area for added privacy and serene views
- Cozy wood stove and ductless heat pump for year-round comfort
- Bright sun porch ideal for morning coffee or quiet evenings
- Two main floor bedrooms, one currently used as a laundry room
- Full main floor bathroom
- Second floor bedroom or flex space – perfect for office, studio, or guest room
- Abundant wildlife nearby including deer, birds, and more
- Warm and welcoming layout with classic charm and character
- Peaceful setting just minutes from shopping, schools, and amenities







# A PLACE TO CALL HOME

## BRIGHT & OPEN CONCEPT DESIGN

Welcome to 31 Veterans Drive, where rustic charm meets everyday comfort on a generous half-acre lot. Backing onto a tranquil wooded area, this inviting home offers a rare sense of privacy and connection to nature while still being conveniently close to city amenities. Inside, you'll find a warm and character-filled layout featuring a cozy wood stove, ductless heat pump, bright sun porch, and versatile living spaces. Whether you're sipping morning coffee in the sunroom, cozying up by the fire, or relaxing outdoors, this home delivers an ideal blend of comfort, space, and simplicity.





# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

“There’s something special about being tucked away on a quiet, half-acre lot while still living within city limits. The backyard has been our private retreat—a place to unwind, enjoy a morning coffee on the sun porch, or just sit quietly and watch the deer wander through the trees. You’ll spot all kinds of wildlife here, from songbirds to rabbits, and it always brings a sense of peace and connection to nature.

Inside, the home has such a cozy feel. The wood stove adds a beautiful warmth in the winter, and the sunroom is our favourite place to relax no matter the season. I’ve loved the flexibility of the layout—plenty of space for guests, hobbies, and day-to-day living, all with character you don’t find in newer builds.

I’ve truly enjoyed our time here, and we hope the next owners find the same sense of calm, comfort, and contentment we’ve experienced. It’s a unique little pocket of Fredericton that offers the best of both worlds.”





**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.





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