

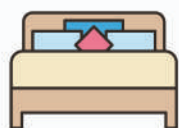
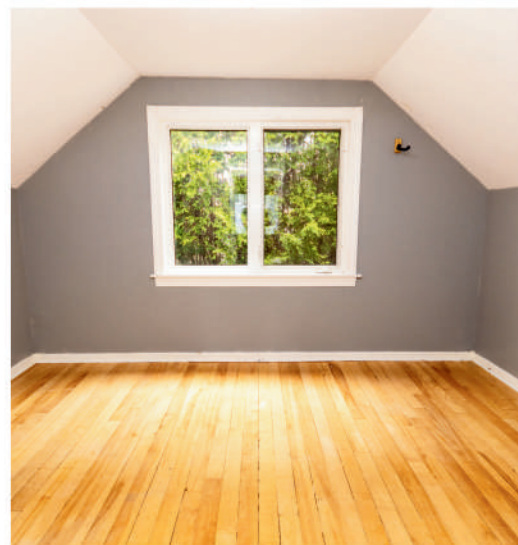
# 618 REID STREET

FREDERICTON, NEW BRUNSWICK

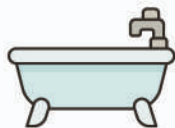
Affordable and centrally located, 618 Reid Street is a versatile 1.5-storey home offering prime investment potential just steps from universities and downtown Fredericton.







2+1  
Bedrooms



1.5  
Bathrooms

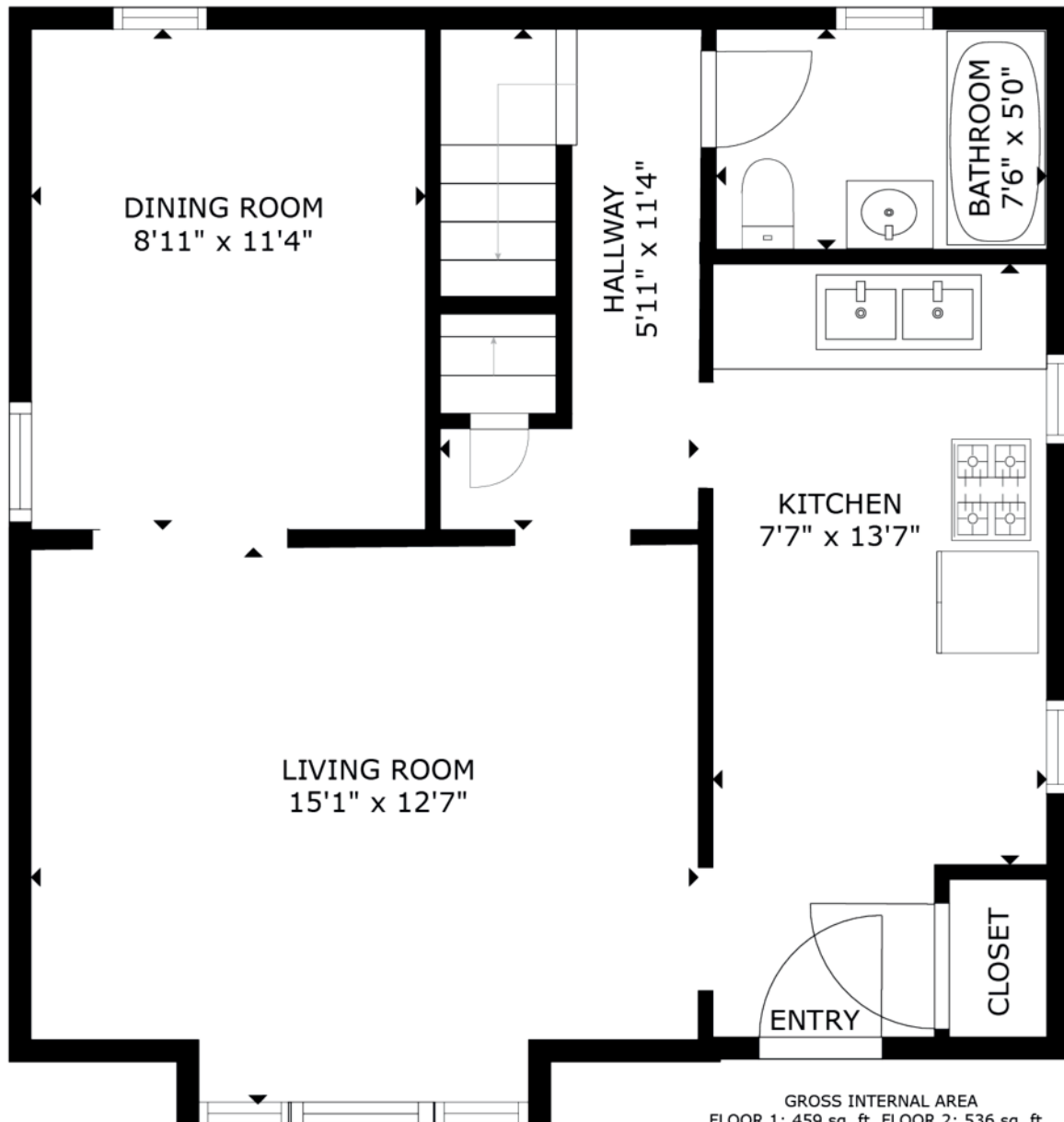
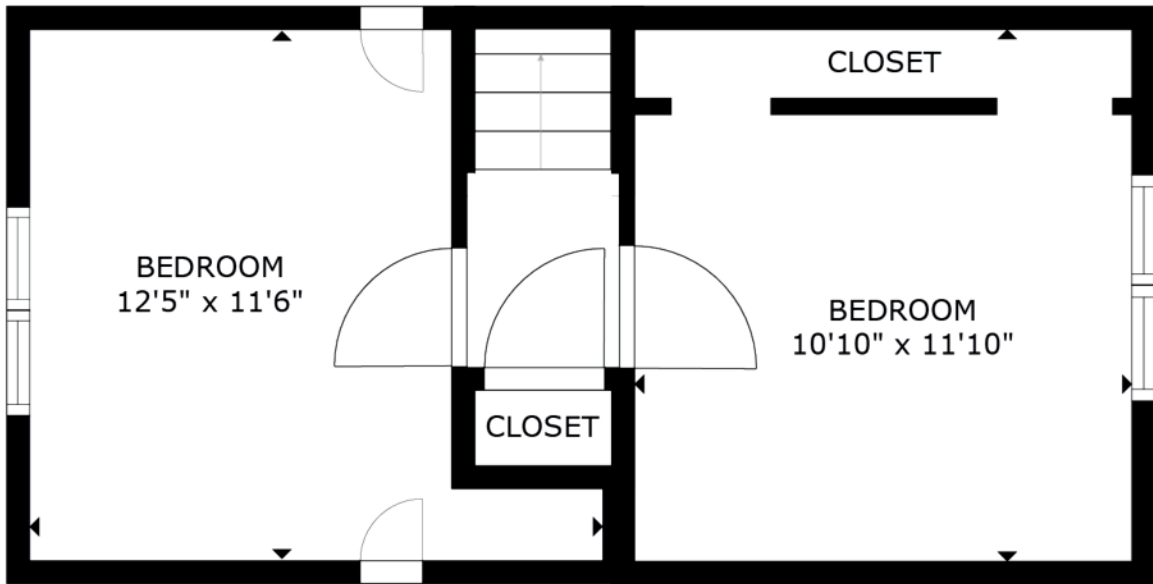


1246  
Square Feet

Located within walking distance of both universities and amenities, this well-maintained 1.5-storey home is ideal for investors, students, or first-time buyers. With up to four bedrooms, a functional layout, and a partially finished basement, the property provides excellent flexibility and rental potential. A detached garage, private backyard, and concrete driveway complete this high-demand package.







GROSS INTERNAL AREA  
 FLOOR 1: 459 sq. ft, FLOOR 2: 536 sq. ft  
 FLOOR 3: 251 sq. ft, TOTAL: 1,246 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

- 3+1 bedrooms, 1 full bathroom
- Walking distance to both St. Thomas University & University of New Brunswick
- Eat-in kitchen and bright living room
- Dining room could be converted to 4th main-floor bedroom
- Partially finished basement with bedroom (window not egress)
- Detached garage and concrete driveway
- Private backyard
- Public transit and amenities nearby
- Excellent rental potential or family home







## MAIN LEVEL

### CLASSIC LAYOUT WITH UPDATES

The bright main level features a spacious living room with large windows, a functional eat-in kitchen, and a full bathroom. A formal dining room offers flexibility—it can remain as is or be converted into an additional main-floor bedroom for increased rental value. The layout provides great separation of space while still feeling connected and cohesive.





# BEDROOMS & BASEMENT

## COMFORTABLE & SPACIOUS RETREATS

Upstairs are two comfortable bedrooms filled with natural light, each offering ample closet storage and cozy living space. The sloped ceilings add character, making the space perfect for students, children, or guests. The partially finished basement includes a rec room, storage and laundry area, and a possible fourth bedroom (no egress window). There's potential to further customize the space or create a dedicated study, gym, or hobby area.







**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

Located in one of Fredericton's most convenient and sought-after pockets, 618 Reid Street sits on "The Hill" — a vibrant and walkable neighbourhood just steps from both the University of New Brunswick and St. Thomas University. This area blends academic energy with everyday convenience, making it a popular choice for students, faculty, and young professionals alike.





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