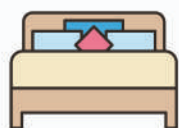


62 SOUTHAMPTON DRIVE

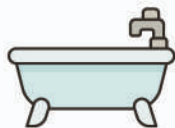
SKYLINE ACRES, NEW BRUNSWICK

A well-maintained bungalow in Skyline Acres with an updated main unit and fully self-contained basement apartment—perfect for multi-generational living or income potential.





3 + 2
Bedrooms



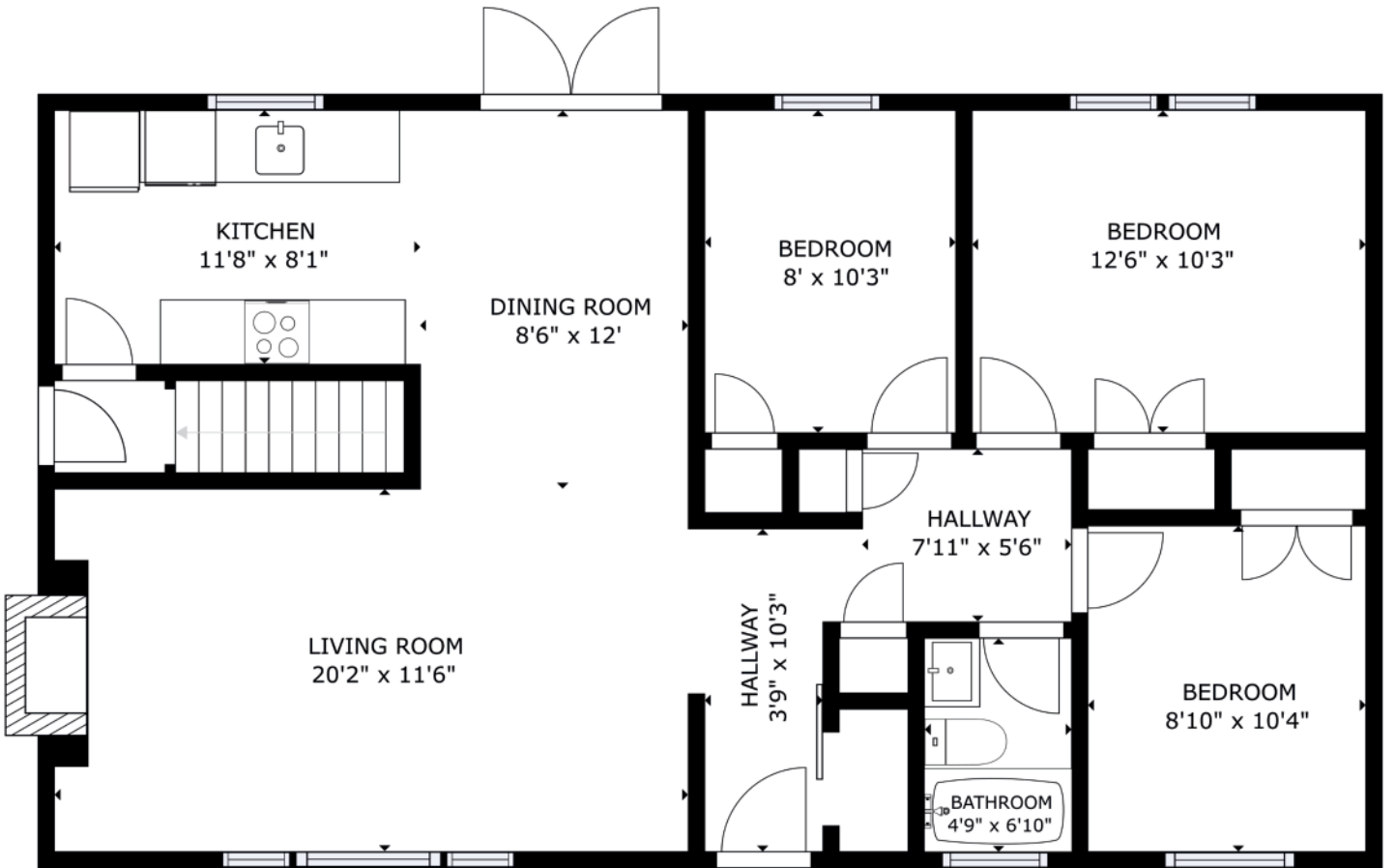
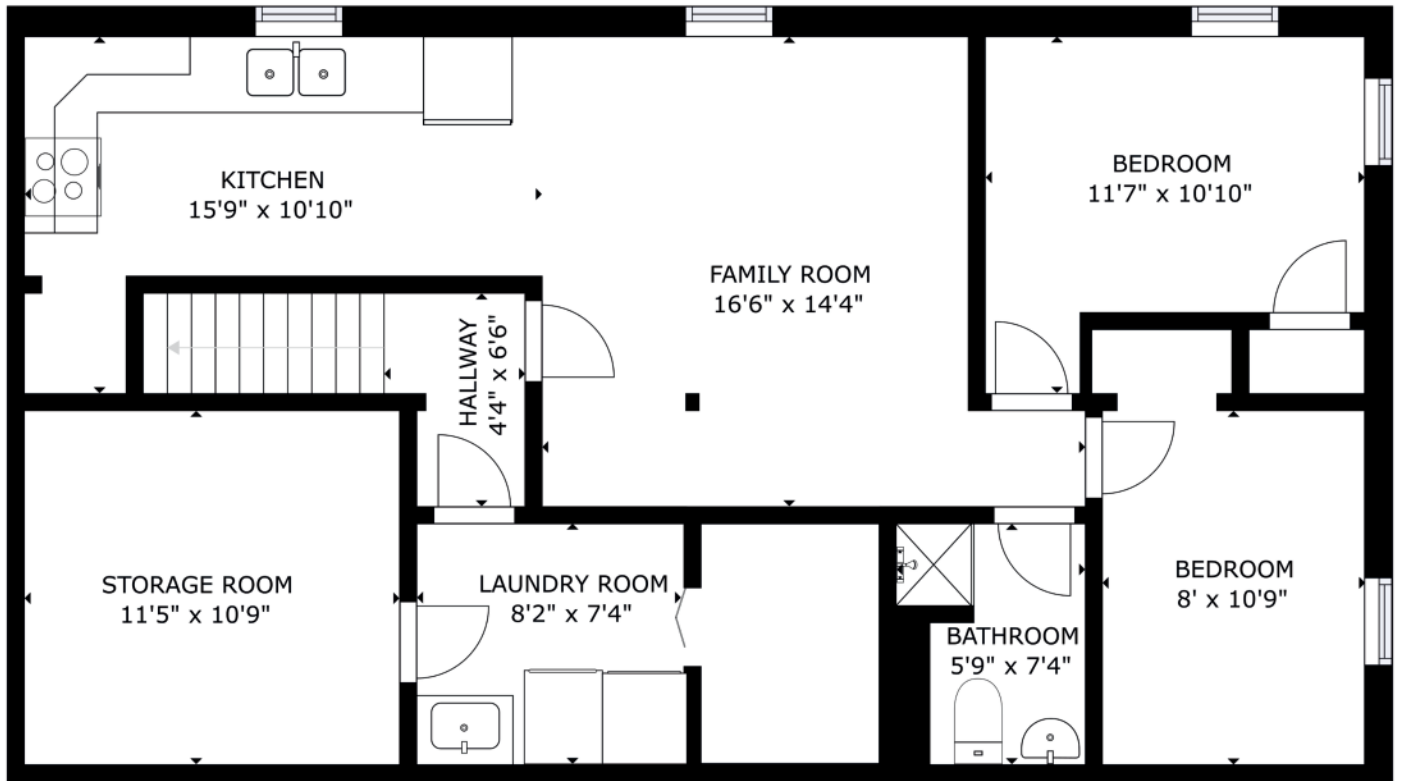
2
Bathrooms



1880
Square Feet

A smart and stylish investment opportunity in Fredericton's popular Skyline Acres. This bungalow offers a flexible layout with two separate living spaces, ideal for multi-generational families, owner-occupiers seeking rental income, or investors growing their portfolio. The main floor features an updated 3-bedroom layout, while the self-contained basement unit includes 2 bedrooms, a full kitchen, a private entrance, and its own power meter.







FEATURES & UPDATES

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

- Located in Skyline Acres
- Well-maintained bungalow with tasteful updates
- Modern white cabinetry
- Main unit:
 - Hardwood flooring
 - 3 bedrooms
 - 1 full bath
- Basement apartment:
 - 2 bedrooms
 - full kitchen & bath
 - private entrance
- Shared laundry area for both units
- Separate power meters for independent utilities
- Ample parking for both units
- Good-sized yard with green space
- Ideal for multi-generational living or mortgage offset
- Close to schools, shopping, transit, and amenities





MAIN LEVEL

COMPLETE UNIT WITH MODERN TOUCHES

The upper unit is bright and functional with three bedrooms, a renovated full bath, and a stylish living space with modern finishes. The kitchen and dining areas offer practical layouts for everyday living, making it ideal for a small family, couple, or rental occupants. Everything is in excellent condition, with thoughtful updates providing comfort and appeal.



LOWER LEVEL APARTMENT

INCOME OPPORTUNITY OR ADDED SPACE

The lower level features a self-contained 2-bedroom apartment with a private entrance, full kitchen, full bathroom, and spacious living/dining area. The layout is open and efficient, making it easy to rent or ideal for extended family. Separate power meters provide utility independence, while shared laundry access ensures convenience.





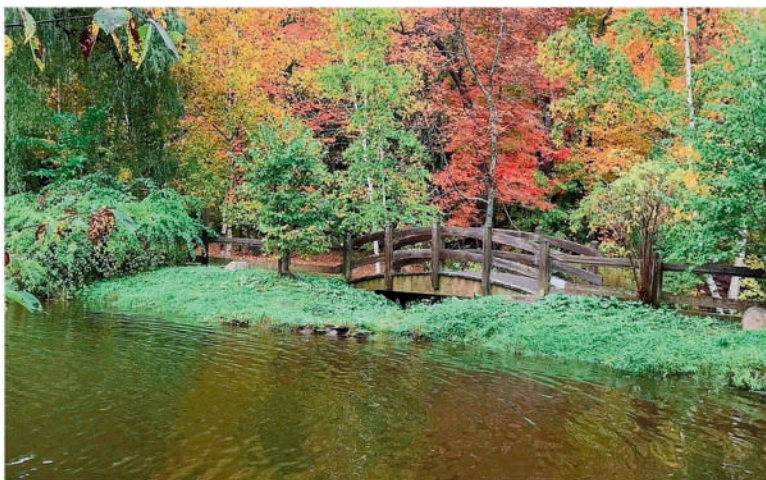
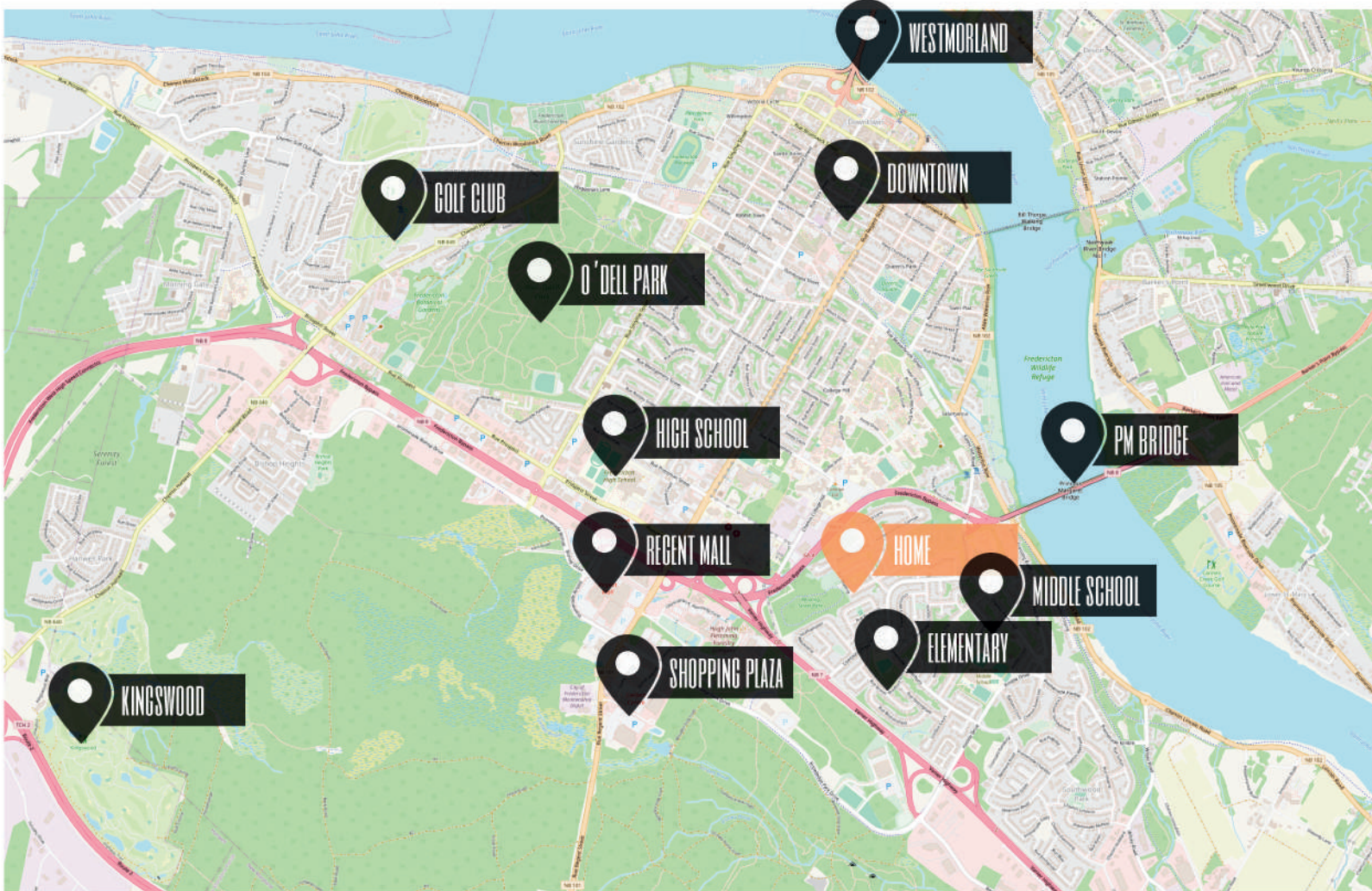
GRADES K - 5
Nashwaaksis Memorial School



GRADES 6 - 8
Bliss Carman Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

IDEAL LOCATION FOR EVERYONE

Set on a well-sized lot with a private yard, this home offers plenty of outdoor space and ample parking for both units. Located in Skyline Acres, one of Fredericton's most established family neighbourhoods, the home is close to schools, public transit, shopping, and major routes—making it desirable for both renters and owners.



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