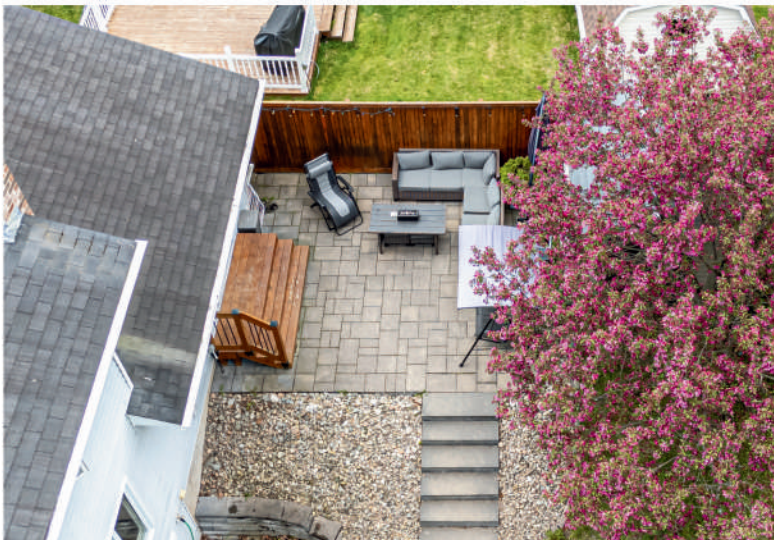


# 15 RIDGEWELL PLACE

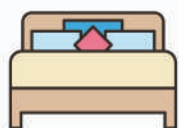
## GARDEN PLACE | FREDERICTON

Spacious and stylish 5-bedroom home on a quiet court in Garden Place with direct trail access, updated finishes, and ideal family-friendly layout.

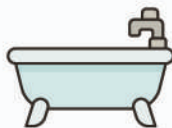








3 + 2  
Bedrooms



3 / 1  
Bathrooms



2630  
Square Feet

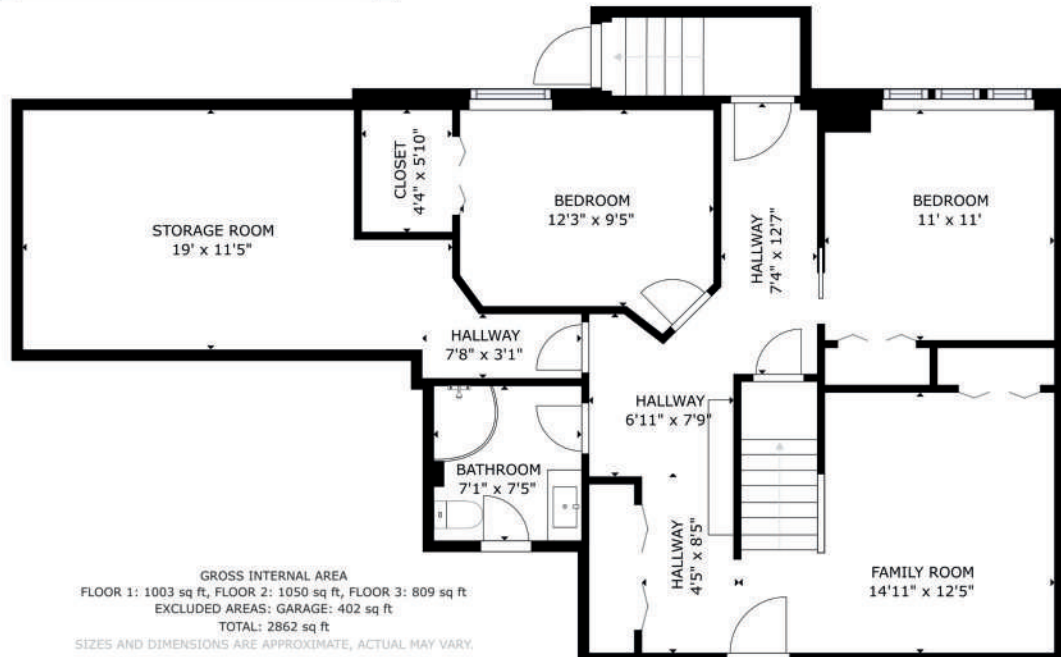
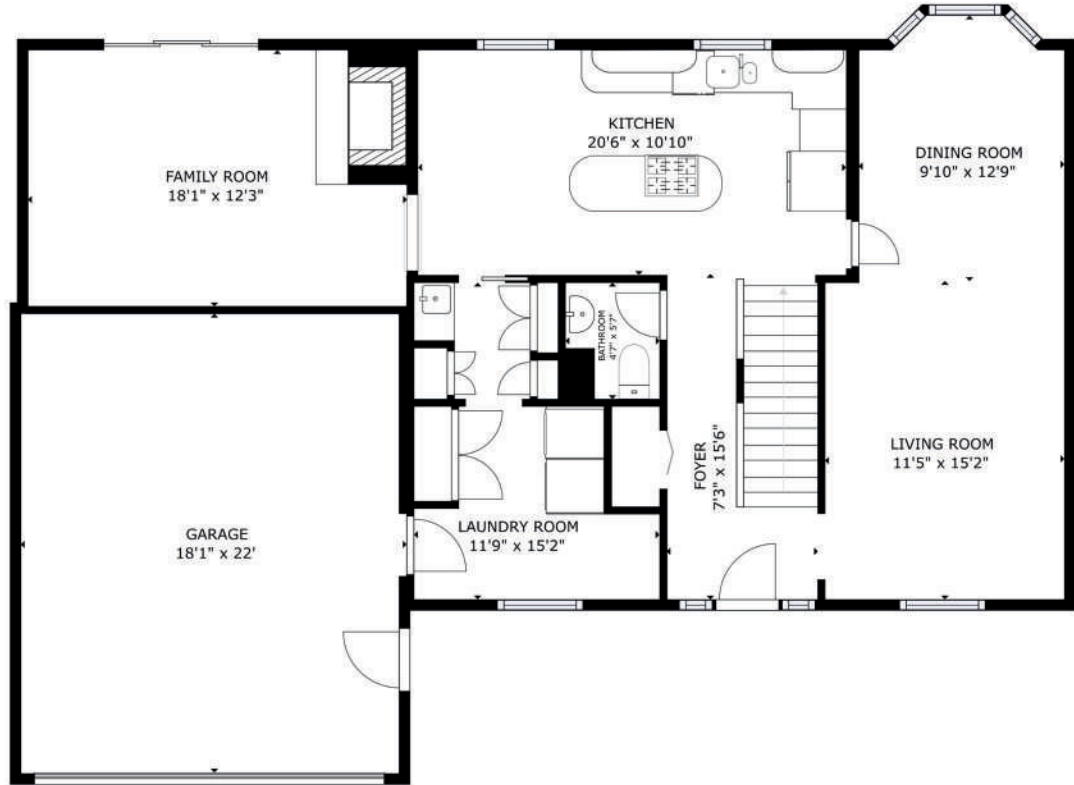
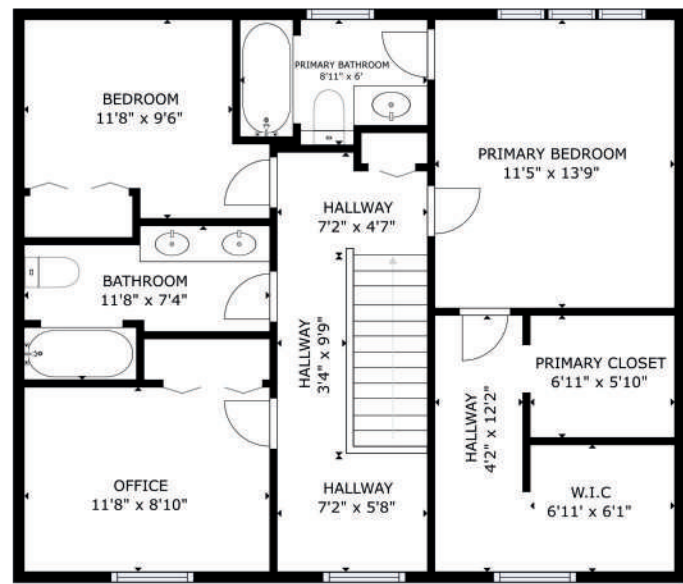
With direct trail access, proximity to top schools, and a peaceful backyard retreat, this home blends community charm with practical luxury. Featuring a walkout basement, ductless heat pumps, and an impressive kitchen with a butler's pantry, every detail has been thoughtfully designed. Recent updates, including new flooring, fixtures, and added heat pumps, make this home even more turn-key.



# SECOND LEVEL

# MAIN LEVEL

# LOWER LEVEL



GROSS INTERNAL AREA  
 FLOOR 1: 1003 sq ft, FLOOR 2: 1050 sq ft, FLOOR 3: 809 sq ft  
 EXCLUDED AREAS: GARAGE: 402 sq ft  
 TOTAL: 2862 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

- Located on a quiet court in sought-after Garden Place
- 5 bedrooms, 3.5 bathrooms, attached garage
- Open-concept kitchen with walk-through butler's pantry
- Natural gas fireplace and 4 ductless heat pumps
- Finished walkout basement with two bedrooms + full bath
- Large laundry/mudroom with storage
- Oversized patio with trail access
- Freshly painted, updated flooring and fixtures
- Two additional ductless heat pumps (4 total)
- Freshly painted throughout
- New flooring in some areas
- Updated light fixtures throughout
- Additional updates to bathrooms and finishes

## UTILITY COSTS AND PROPERTY TAX

- NB Power Costs: \$250/month
- Liberty Gas Costs: \$100/month
- Property Tax Cost: \$7892.30/year









# MAIN LIVING SPACE

## BRIGHT & OPEN CONCEPT DESIGN

The main floor welcomes you with a bright, open foyer. The kitchen is the heart of the space—bright and modern, featuring white cabinetry, a spacious island, and a walk-through butler's pantry that connects to a laundry/mudroom. The adjacent family room is warm and inviting with a natural gas fireplace and patio doors to a private, oversized back patio perfect for outdoor dining or play. A formal living room and dining room across the hall add extra space for entertaining.







## SECOND LEVEL

### PERFECT SPACE TO RETREAT

Upstairs is all about comfort and function for the whole family. The primary suite offers a peaceful retreat, complete with a ductless heat pump for year-round temperature control, a spacious walk-in closet with custom shelving, and a private ensuite bathroom. Whether you're getting ready for the day or winding down at night, this suite strikes the perfect balance of privacy and practicality. Two additional generously sized bedrooms are just down the hall—perfect for kids, guests, or a home office setup. The full bathroom on this level features a double vanity, making morning routines a breeze and offering plenty of storage for the whole household.





## LOWER LEVEL

### BONUS SPACE TO MEET YOUR NEEDS

The finished walkout basement is the home's most versatile space, offering a full second living area that suits a wide range of needs. The large rec room is ready for movie nights, game tables, or just hanging out with family and friends. Two oversized bedrooms provide great options for teenagers, guests, or even a home gym or hobby space. A full bathroom on this level makes it feel like a self-contained suite, and walkout access to the backyard adds to the functionality and flow.

With ample storage space and flexible room layouts, this level is ready to adapt to your lifestyle.







# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

“Garden Place is one of Fredericton’s most desirable family neighbourhoods. Known for its quiet cul-de-sacs, top-rated schools, and easy access to scenic trails, this community combines a peaceful setting with urban convenience. Families enjoy a strong sense of community, beautiful mature trees, and quick access to shopping, parks, and recreational amenities.”





**GRADES K - 5**

Connaught Street Elementary School



**GRADES 6 - 8**

George Street Middle School



**GRADES 9 - 12**

Fredericton High School



# NEIGHBOURHOOD & SCHOOLS

## ON THE EDGE OF DOWNTOWN

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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