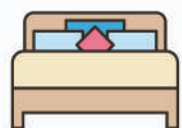


164 LYNHAVEN STREET

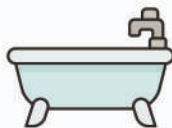
FREDERICTON, NEW BRUNSWICK

Stylish, spacious, and ideally located—this 4-bedroom home on the hill offers modern comfort and walkable convenience in one of Fredericton's most desirable neighbourhoods.





3 + 1
Bedrooms



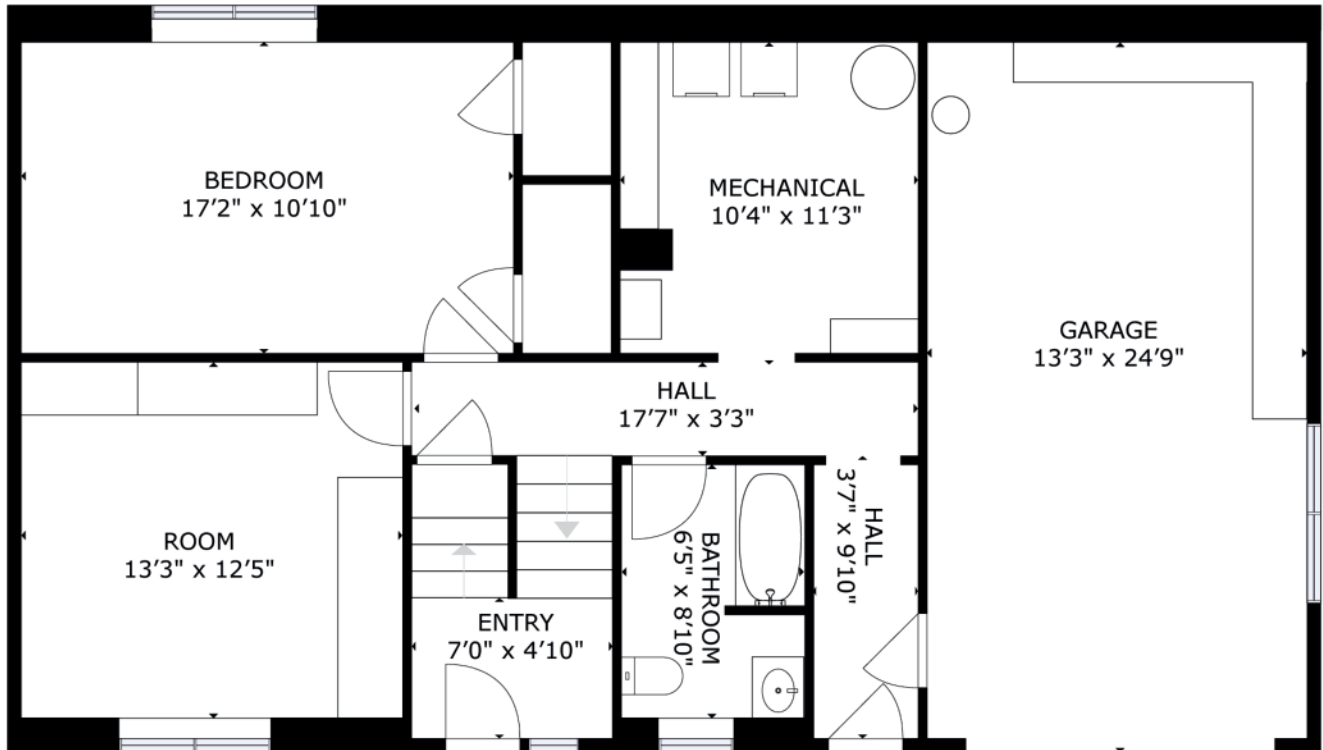
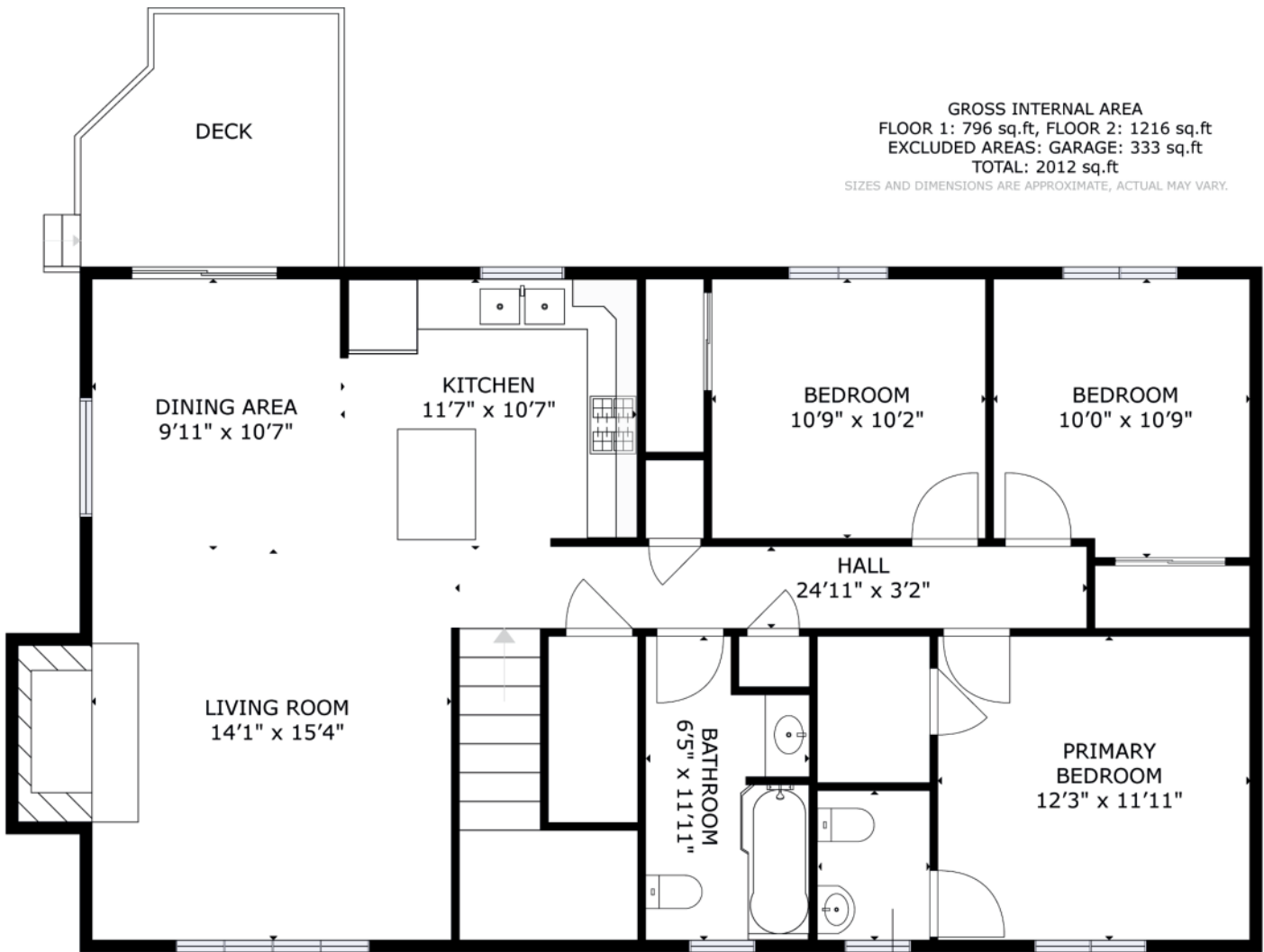
2 / 1
Bathrooms



2000
Square Feet

Located in a sought-after neighbourhood on the hill, this home blends style, comfort, and convenience. The exterior showcases upgraded windows and siding, while inside you'll find a welcoming open-concept layout ideal for both everyday living and entertaining. The kitchen is a standout, featuring black granite countertops, a modern glass tile backsplash, and warm, classic cabinetry. A ductless heat pump ensures year-round comfort in the main living space.





FEATURES & UPDATES

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

- 4 bedrooms, 2.5 bathrooms
- Granite kitchen countertops + glass tile backsplash
- Upgraded siding & windows
- Ductless split heat pump
- Spacious walkout basement with garage access
- Attached garage + driveway
- Walk-in closet + ensuite half bath in primary
- Located on Fredericton's Southside "on the hill" near O'Dell Park and local shops

PROPERTY TAX

- Property Tax Cost: \$4,658/year





PROPERTY SUMMARY

PERFECT SPACE FOR HOSTING

The main floor includes three spacious bedrooms, a beautifully updated bathroom with a tiled shower, and a primary suite with a walk-in closet and private half-bath. Ample storage is available throughout with generous closets and a pantry. The lower level adds versatility with a fourth large bedroom, a full bath, and a generous rec room or family area. You'll also find laundry and storage space in the utility room, direct access to the attached garage, and a walkout to the front driveway. Enjoy being just minutes from O'Dell Park, scenic walking trails, local markets, shops, and restaurants—this is a home that truly delivers on location and lifestyle!

An aerial photograph of a suburban neighborhood. The scene is filled with lush green trees, some with yellowing leaves, suggesting early autumn. Several houses with grey roofs are visible, interspersed with green lawns. A paved road runs through the bottom of the frame. The overall atmosphere is peaceful and well-maintained.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“This home has been a wonderful place for us—comfortable, functional, and in a neighbourhood we’ve truly loved. From peaceful walks at O'Dell Park to quick trips downtown, the location couldn't be better. Inside, the layout just works, whether you're hosting or enjoying a quiet evening in. We've taken pride in maintaining and updating the home, and we're excited for someone new to enjoy everything it has to offer.”



GRADES K - 5

Connaught Street Elementary School



GRADES 6 - 8

George Street Middle School



GRADES 9 - 12

Fredericton High School



NEIGHBOURHOOD & SCHOOLS

AN IDEAL SOUTHSIDE LOCATION

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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