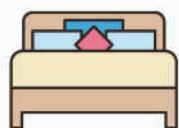


37 OLIVER CRESCENT

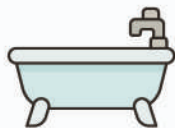
NEW MARYLAND, NEW BRUNSWICK

Immaculate and inviting, this split-entry home features a bright sunroom, finished basement, and four bedrooms on a mature lot in a peaceful neighbourhood.





3 + 1
Bedrooms



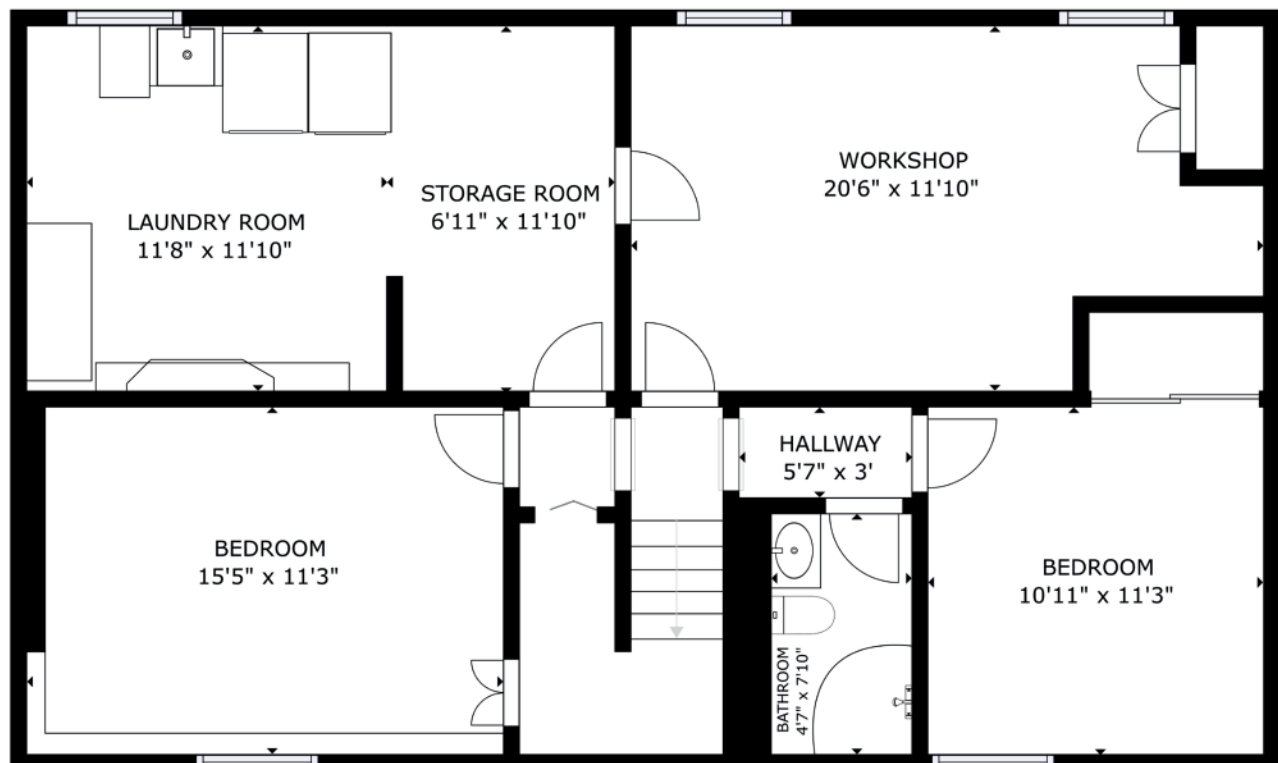
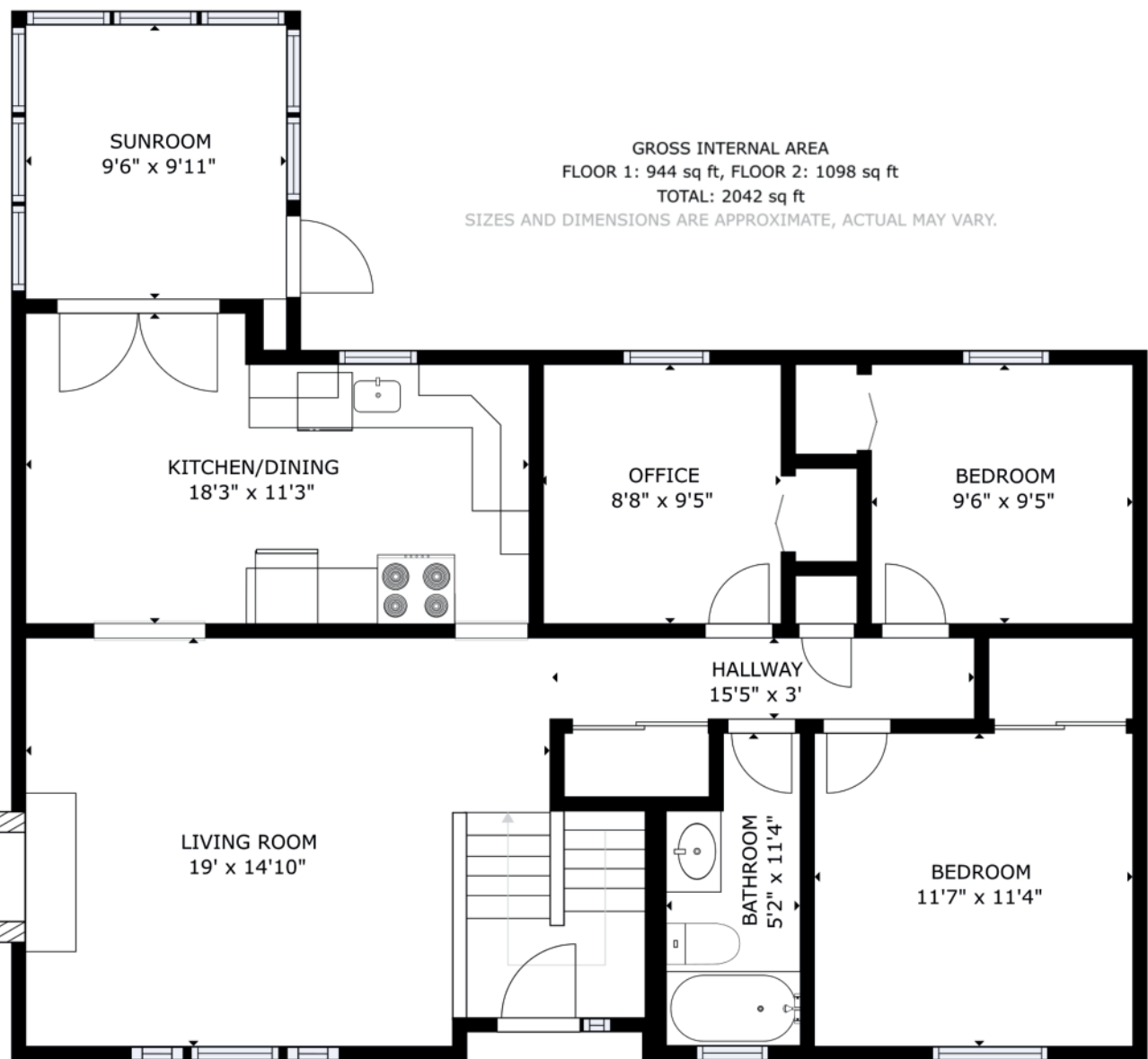
2
Bathrooms



2042
Square Feet

An exceptionally well-maintained split-entry home offering the perfect blend of classic charm and practical living. With four bedrooms, two bathrooms, and multiple living spaces, including a beautiful sunroom, this property is ideal for families or buyers looking for comfort and warmth. The mature lot and quiet neighbourhood add to the appeal, making this home a standout option in today's market.







FEATURES & UPDATES

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

- 4-bedroom, 2-bathroom split-entry home in pristine condition
- Bright living room with ductless heat pump and custom mantel fireplace
- Sun-filled kitchen with ample cabinetry and adjoining dining area
- Stunning sunroom overlooking the private, mature backyard
- Finished lower level with family room, 4th bedroom, full bath, laundry, and workshop
- Well-maintained exterior with landscaped yard, paved driveway, and detached shed
- Located on a quiet street in a desirable, family-friendly neighbourhood
- Move-in ready with clear pride of ownership throughout







A STUNNING YARD

PRIVATE SPACE TO ENJOY NATURE

The charm continues outside with a mature, landscaped lot that offers privacy and beauty in every season. Enjoy relaxing or entertaining in the serene backyard, easily accessed from the bright sunroom. A paved driveway provides ample parking, while a detached shed adds convenient storage for tools, lawn equipment, or seasonal items. This quiet, well-established neighbourhood is perfect for those who value a peaceful setting with easy access to amenities.





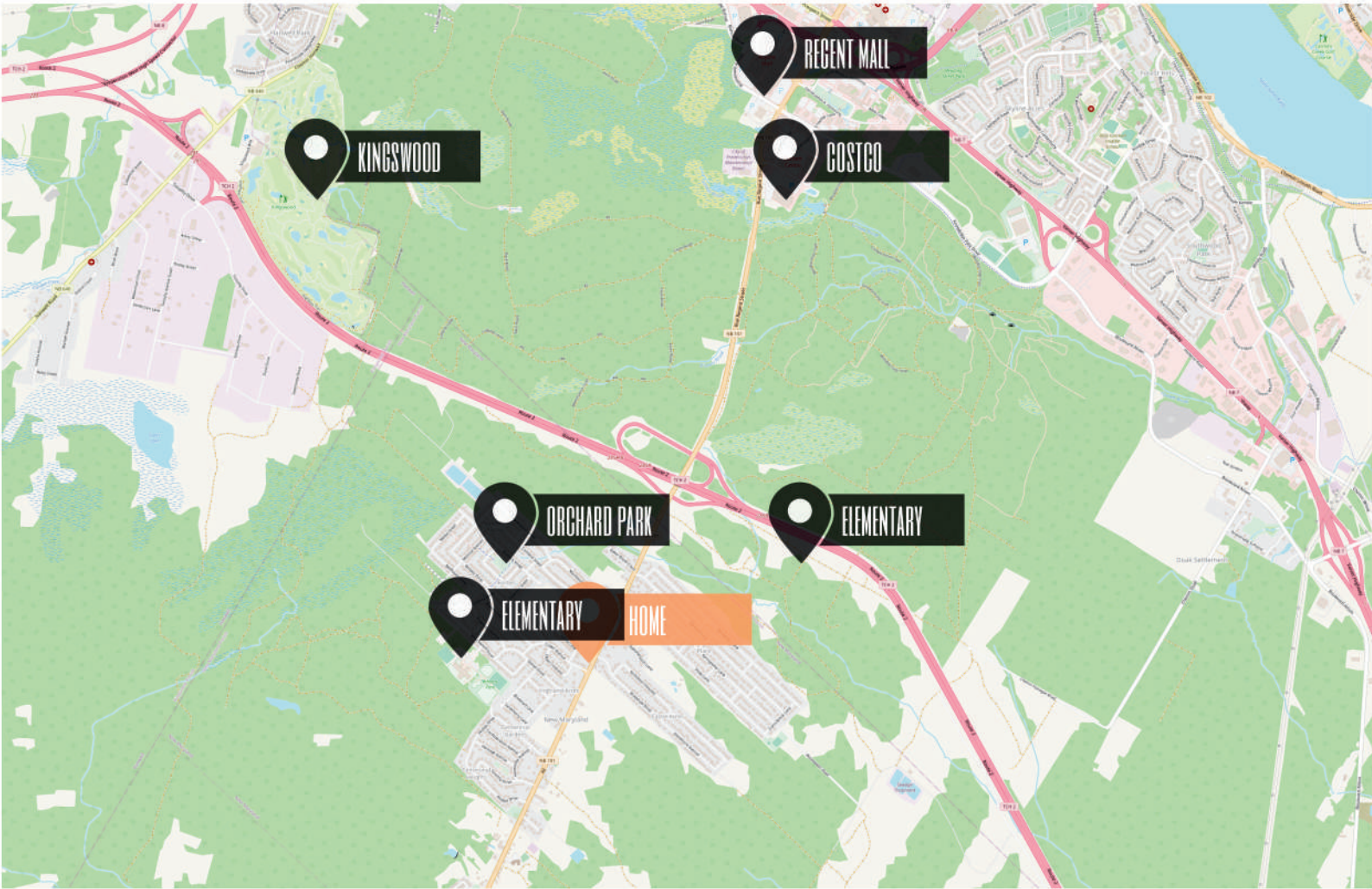
GRADES K - 5
New Maryland Elementary School



GRADES 6 - 8
Bliss Carman Middle School



GRADES 9 - 12
Fredericton High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

New Maryland is a charming and welcoming community that offers the perfect blend of small-town tranquillity and convenient proximity to Fredericton, just a short drive away. Known for its family-friendly atmosphere, the area features excellent schools, including New Maryland Elementary, and safe, walkable neighbourhoods. The best of both worlds for those looking for something different!



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