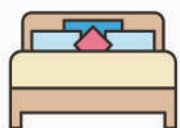


139 PEMBROKE CRESCENT

FREDERICTON, NEW BRUNSWICK

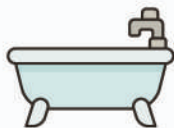
Spacious and thoughtfully updated six-bedroom home with retro charm, modern upgrades, and an unbeatable location on Fredericton's hill.





6

Bedrooms



3.5

Bathrooms

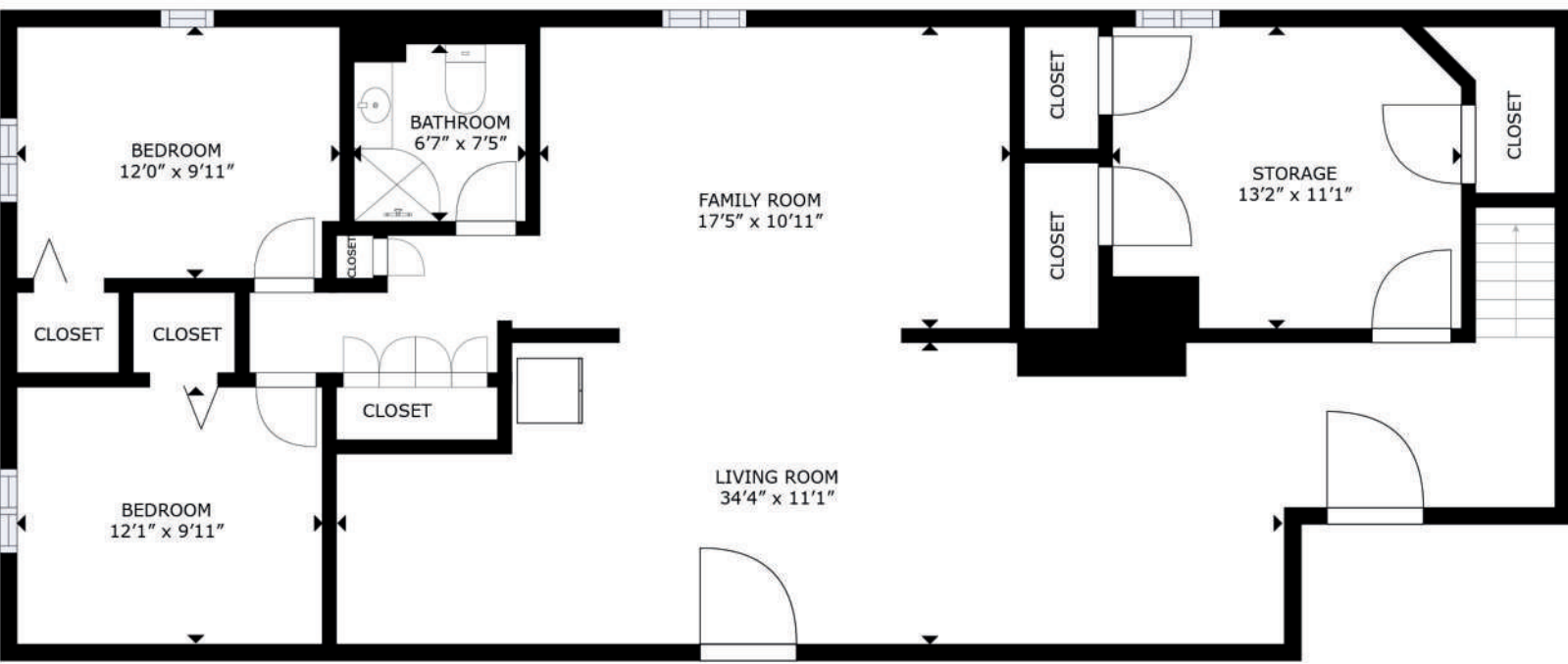
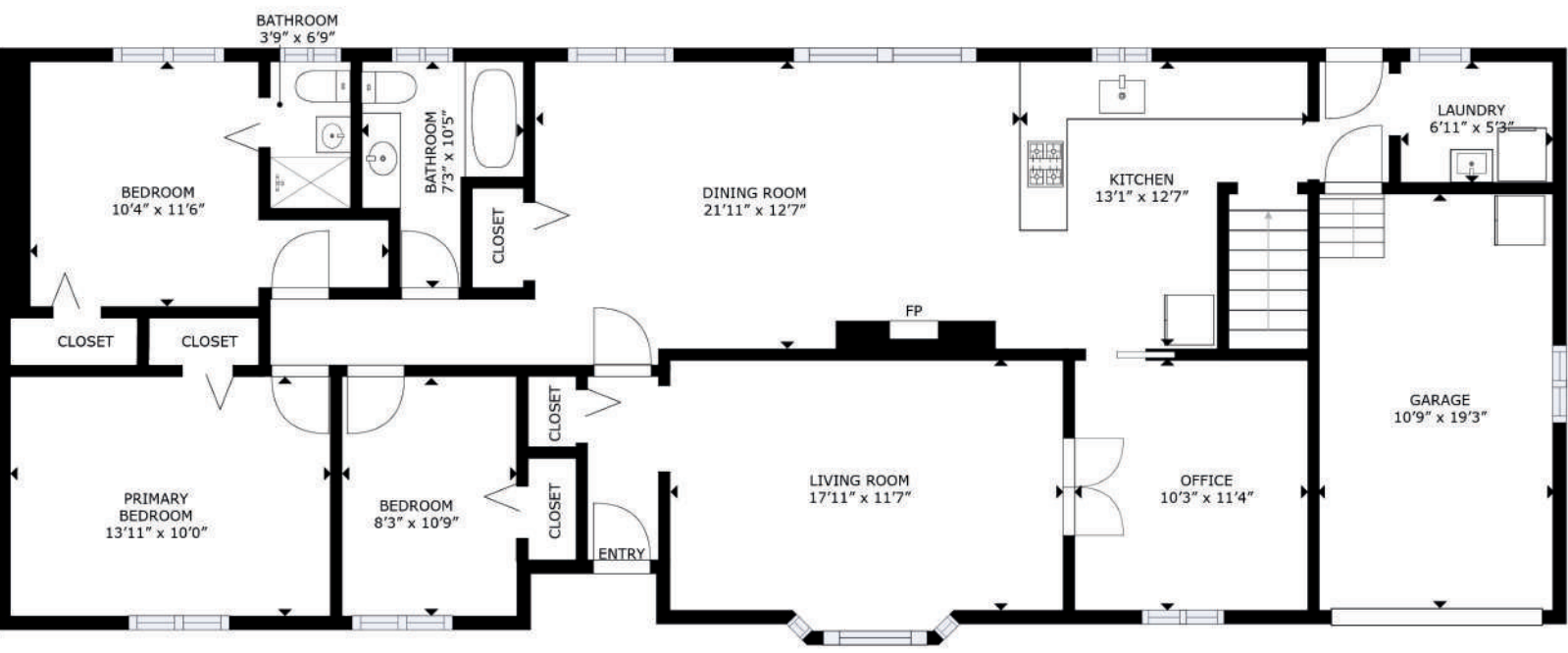


3020

Square Feet

This well-maintained six-bedroom, three-bathroom home sits on a quiet crescent in Fredericton's coveted hill area —just steps from parks, schools, universities, and downtown amenities. The layout suits families, multigenerational living, or those needing extra space for guests or work. A retro-inspired rec room and bar, cozy fireplace, private backyard, and recent upgrades make this a move-in-ready home with room to grow.





GROSS INTERNAL AREA
FLOOR 1: 1,358 sq. ft, FLOOR 2: 1,662 sq. ft
TOTAL: 3,020 sq. ft
EXCLUDED AREA: GARAGE: 219 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

- New hardwood flooring (3 bedrooms, living room, study – 2022)
- Refinished hardwood flooring (entry, hallway, dining, family room, kitchen – 2022)
- Bathroom fans replaced (2022)
- 3 ductless heat pumps installed (dining, primary, lower level)
- Blown-in attic insulation & air exchanger (2023)
- New LG WashTower (2023)
- Retro fridge to match basement bar (2023)
- New front deck and stairs (2023)
- Wallpaper added to retro bar (2023)
- Negative asbestos test (2022) & radon test (2023)
- Landscaping updates (2022–2024): wildflower beds, mulching, fruit trees (apple, blueberry), perennials, hybrid chestnut trees, and pollinator-friendly additions

UTILITY COSTS AND PROPERTY TAX

- Utilities: Water approx. \$110 monthly for 4 people.
- Power: Winter approx. \$450, spring approx. \$280.
- Property Tax: 5329.26 (2025)







MAIN LEVEL

PERFECT SPACES FOR HOSTING

Step into a warm and inviting main floor designed for everyday comfort and easy entertaining. The spacious kitchen opens to a bright dining area, with French doors leading to a versatile den or home office. A cozy double-sided fireplace connects the living room and kitchen, creating a welcoming ambiance throughout. Down the hall, you'll find three generous bedrooms—including a primary suite with its own ensuite—as well as a full main bath, laundry area, and direct access to the attached garage.



LOWER LEVEL

COMFORTABLE AREAS TO RELAX

The fully finished lower level adds impressive flexibility with three additional bedrooms and a third full bathroom—perfect for guests, teens, or multi-generational living. A large recreation room provides ample space for movie nights or game days, while the built-in retro bar adds a fun, nostalgic touch. Original Chestnut Canoe Company panelling adds character and charm to this space. You'll also appreciate the abundance of storage and the practicality of this level for everyday use.





WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“We love living on this crescent on the hill. The neighbours are lovely. The street is quiet and the backyard is lush and secluded, yet we can easily walk downtown to dine and shop, to UNB/STU/NBCC for work/extended learning, to Odell Park for leisure, to the YMCA for recreation, and to Connaught Street School with the kids. An ideal job opportunity in another city has us excited to start a new chapter, but we will miss 139 Pembroke Crescent!”



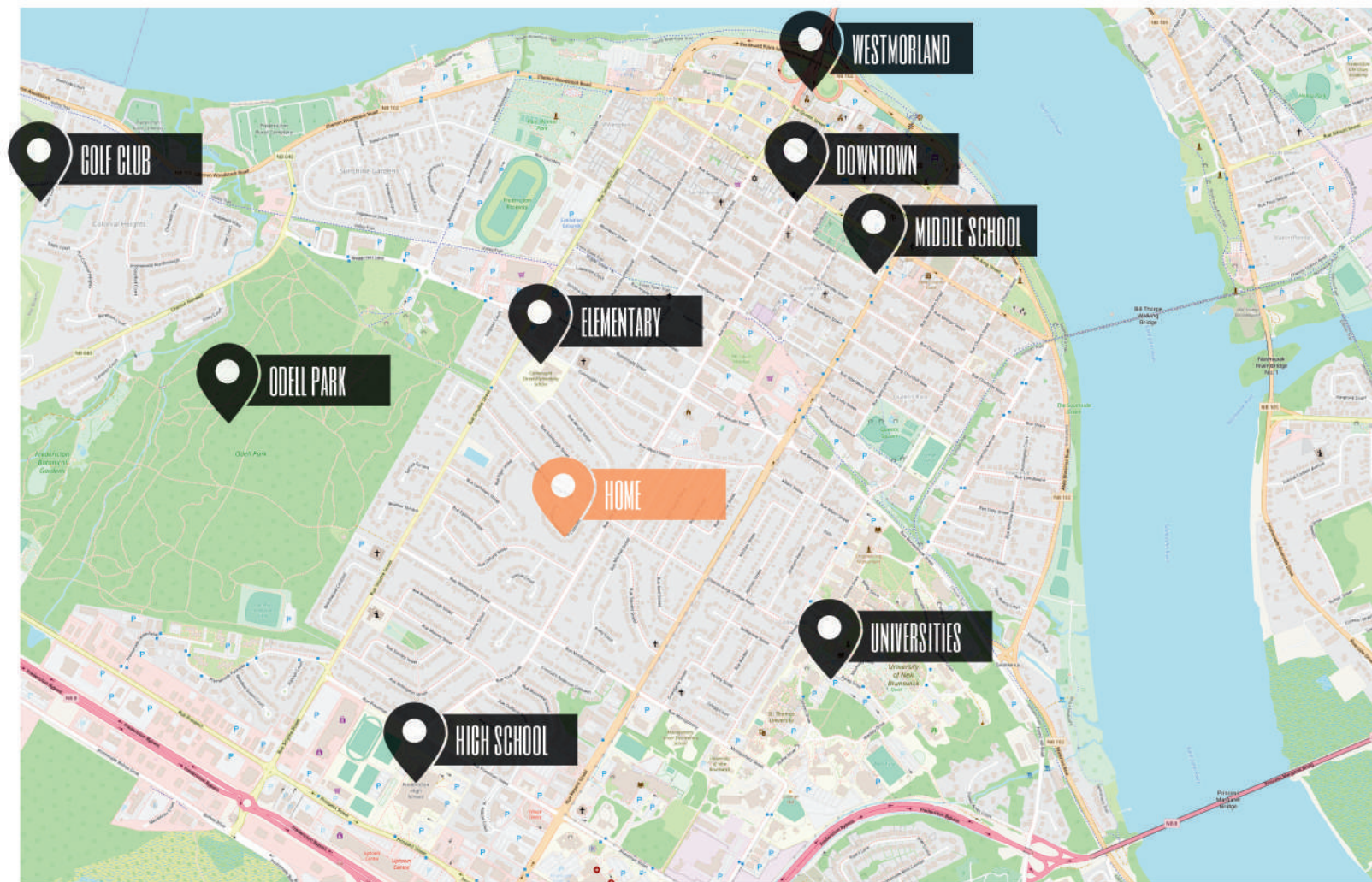
GRADES K - 5
Connaught Street Elementary School



GRADES 6 - 8
George Street Middle School



GRADES 9 - 12
Fredericton High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

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.



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