

# 141 REGIMENT CREEK AVENUE

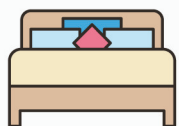
FREDERICTON, NEW BRUNSWICK

Stylish and spacious new construction split-entry home with 4 bedrooms, 3 bathrooms, and a finished basement in a growing family-friendly neighbourhood.

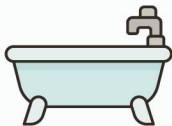




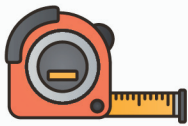




3 + 1  
Bedrooms



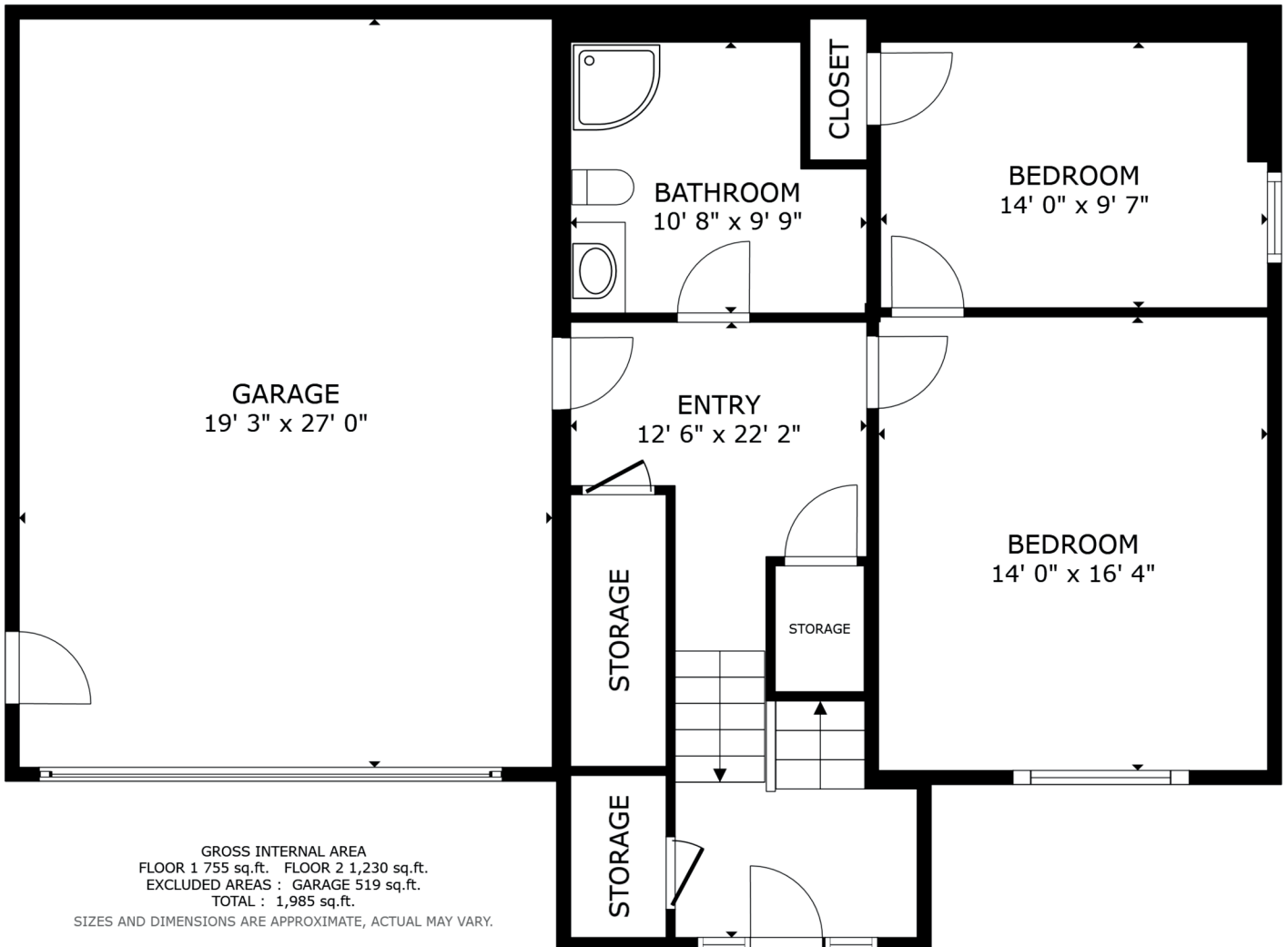
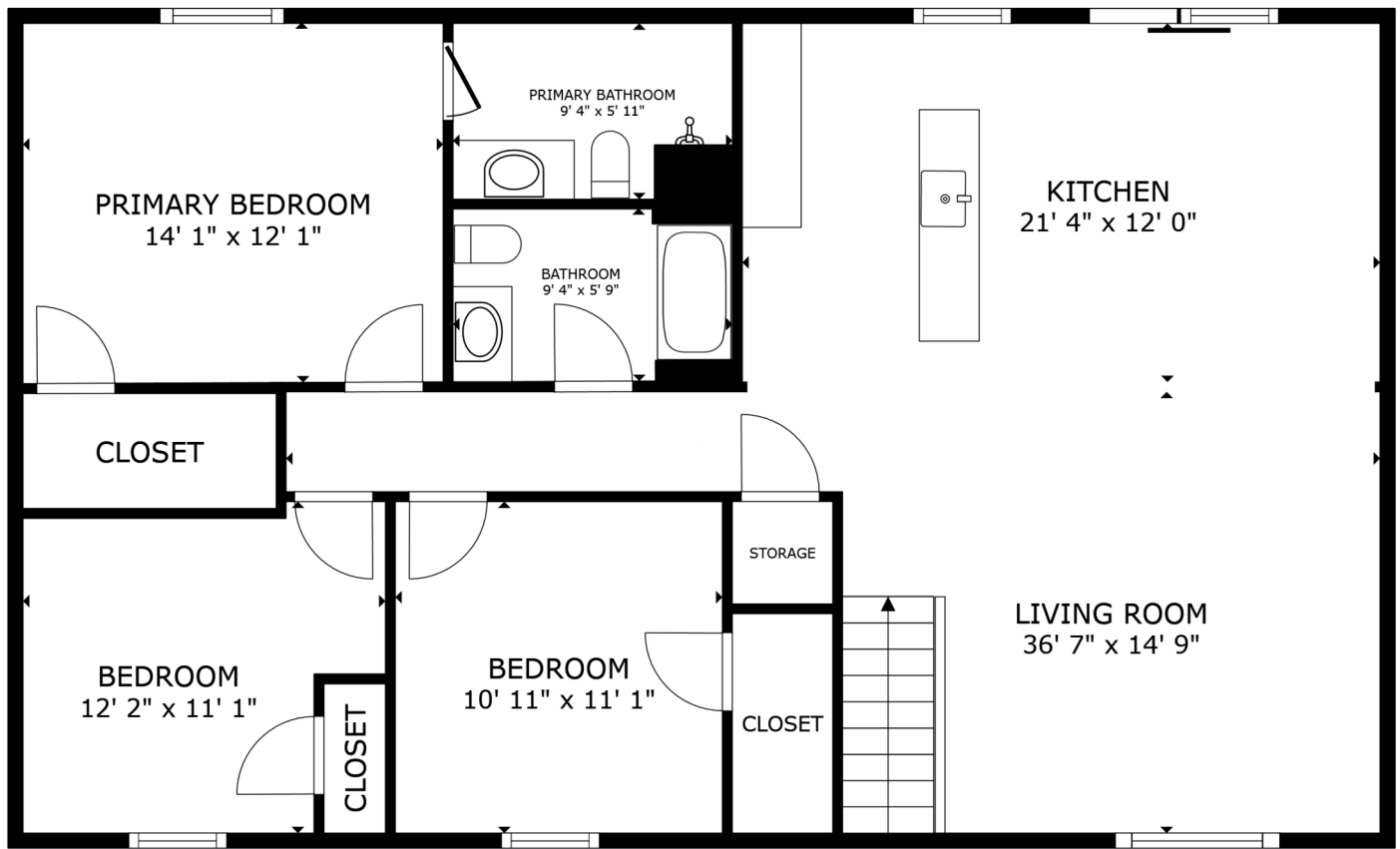
3  
Bathrooms



1985  
Square Feet

This thoughtfully designed new build featuring bright, open-concept living and quality finishes throughout. The main level boasts a contemporary kitchen with soft-close drawers, a spacious living and dining area, three bedrooms including a primary suite with private ensuite, and an additional full bathroom. Downstairs, enjoy a large family room, fourth bedroom, third bathroom with laundry, and access to the attached garage







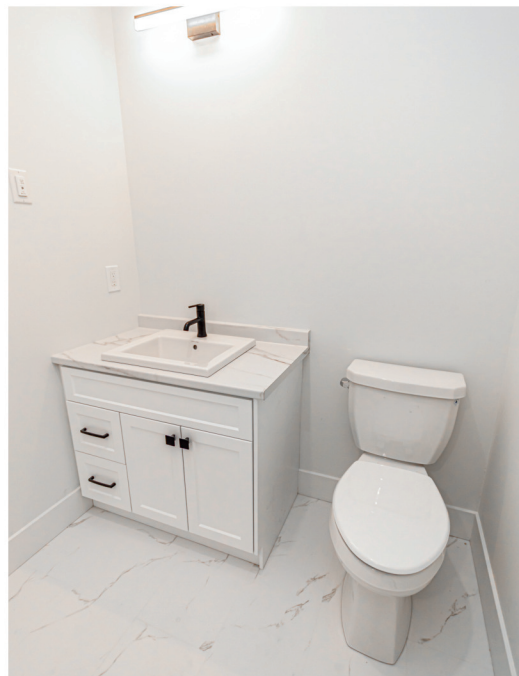
# FEATURES & UPDATES

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

- New construction split-entry home
- Bright open-concept main level
- Modern kitchen with soft-close drawers and solid surface counters
- Large center island for cooking and entertaining
- 3 bedrooms on main level including primary suite with ensuite
- Additional full bathroom upstairs
- Finished lower level with family room, 4th bedroom, and 3rd full bath
- Laundry area conveniently located in lower bath
- Attached garage with interior access
- Located in a growing neighbourhood near schools, parks, and amenities







# PROPERTY DETAILS

## COMFORTABLE & SPACIOUS RETREATS

The main level welcomes you with clean lines, natural light, and an open-concept layout that ties together the living room, dining space, and modern kitchen. A large island anchors the space, perfect for casual meals or hosting. Down the hall, you'll find three bedrooms including the spacious primary suite with a full private ensuite, plus a second full bathroom for added comfort. The finished lower level offers excellent flexibility, whether you're entertaining guests, hosting movie nights, or just need more room to stretch out. It includes a cozy family room, a fourth bedroom, a third full bathroom with integrated laundry area, and direct access to the attached garage — making this space both practical and inviting.







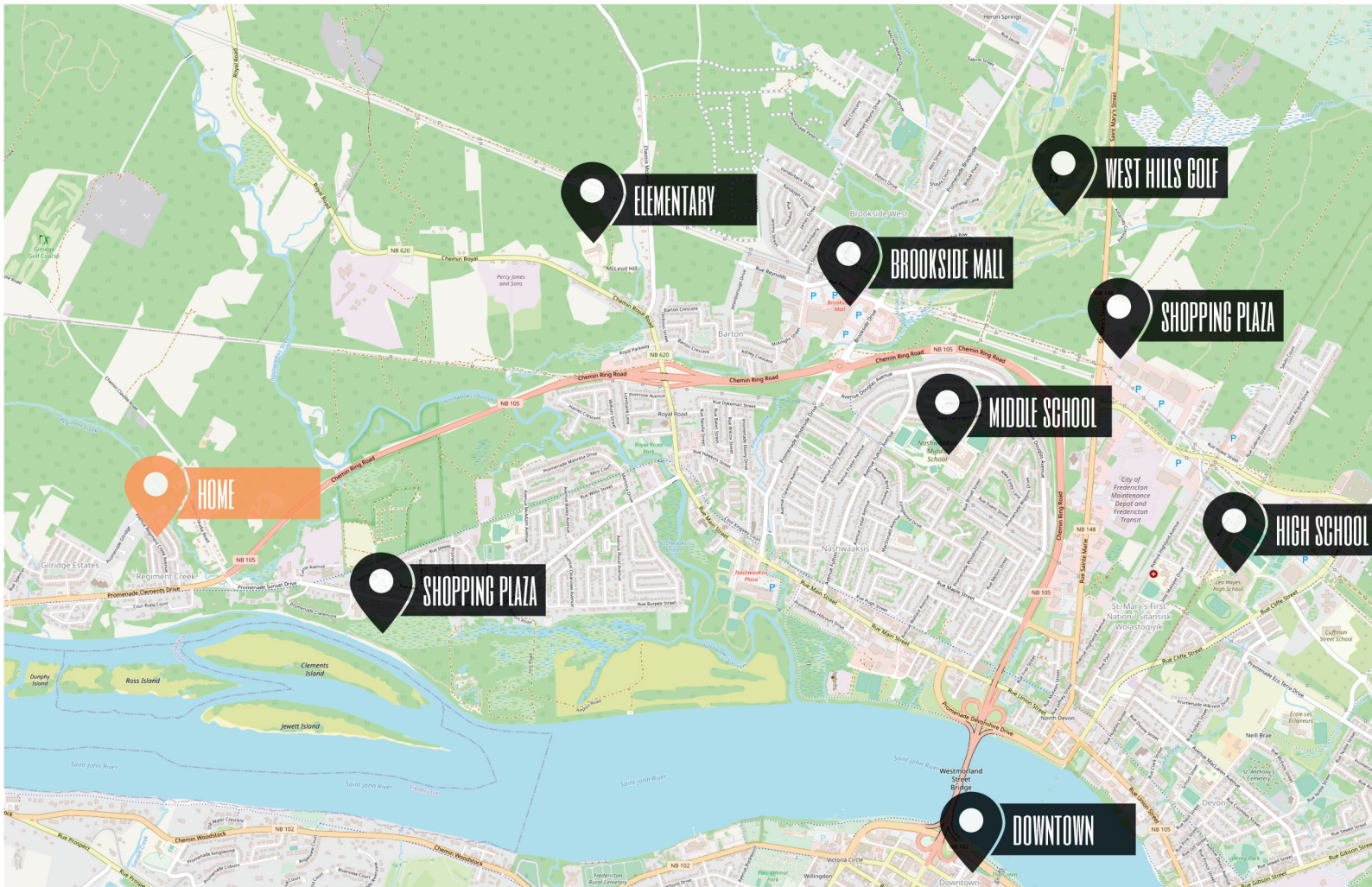
**GRADES K - 5**  
Royal Road Elementary School



**GRADES 6 - 8**  
Nashwaaksis Middle School



**GRADES 9 - 12**  
Leo Hayes High School



# NEIGHBOURHOOD & SCHOOLS

## COMFORTABLE & SPACIOUS RETREATS

This home is in a fast-growing, family-friendly neighbourhood that balances a peaceful atmosphere with everyday convenience. Enjoy easy access to nearby schools, playgrounds, and green spaces — all while being just a short drive to the city's best shopping, dining, and services. Whether you're starting out, growing your family, or just looking for a modern, low-maintenance home in a vibrant area, this community is an ideal place to plant roots.





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