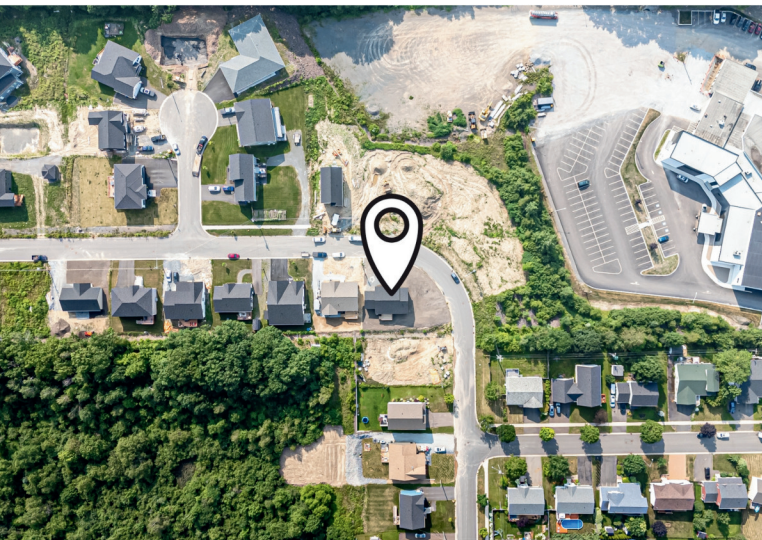
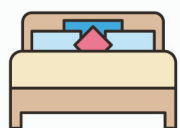


201 GILRIDGE DRIVE

FREDERICTON, NEW BRUNSWICK

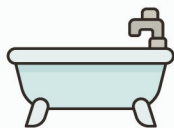
A stylish and modern new-construction bungalow offering one-level living with a bright open layout and room to grow.





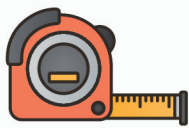
3

Bedrooms



2

Bathrooms

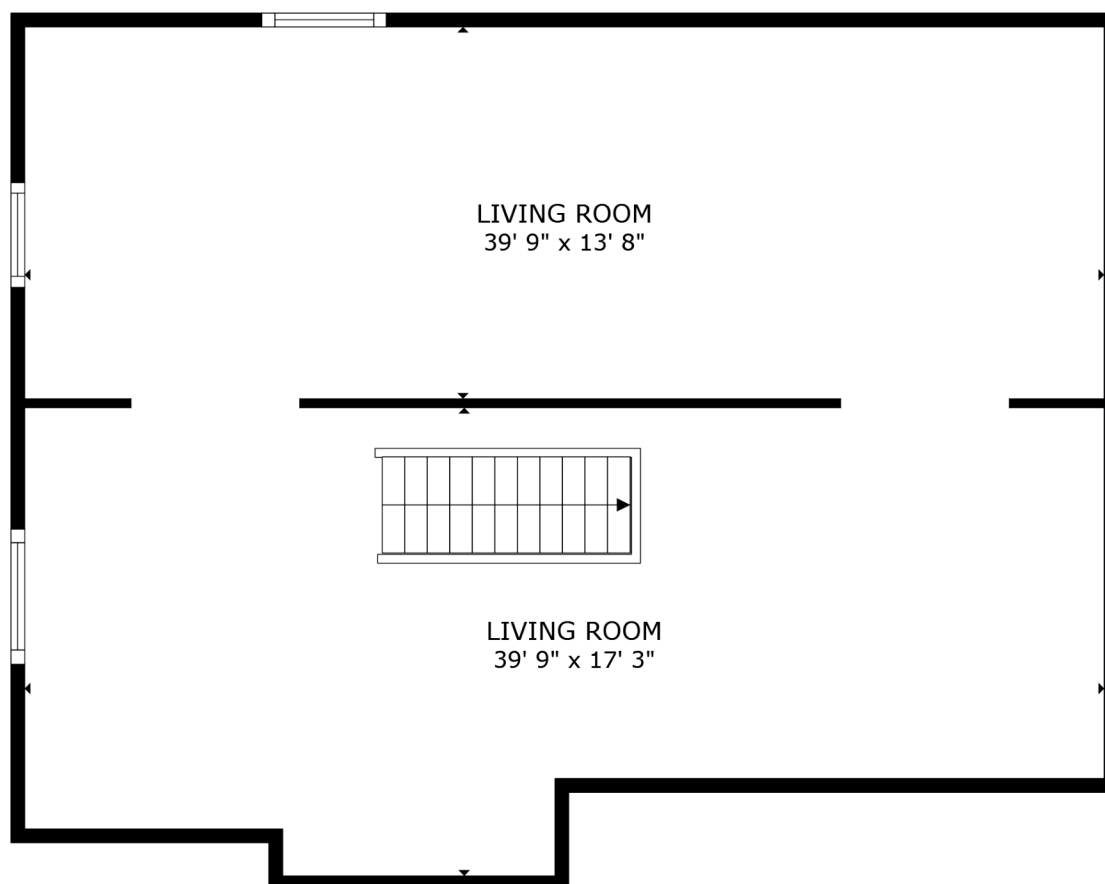
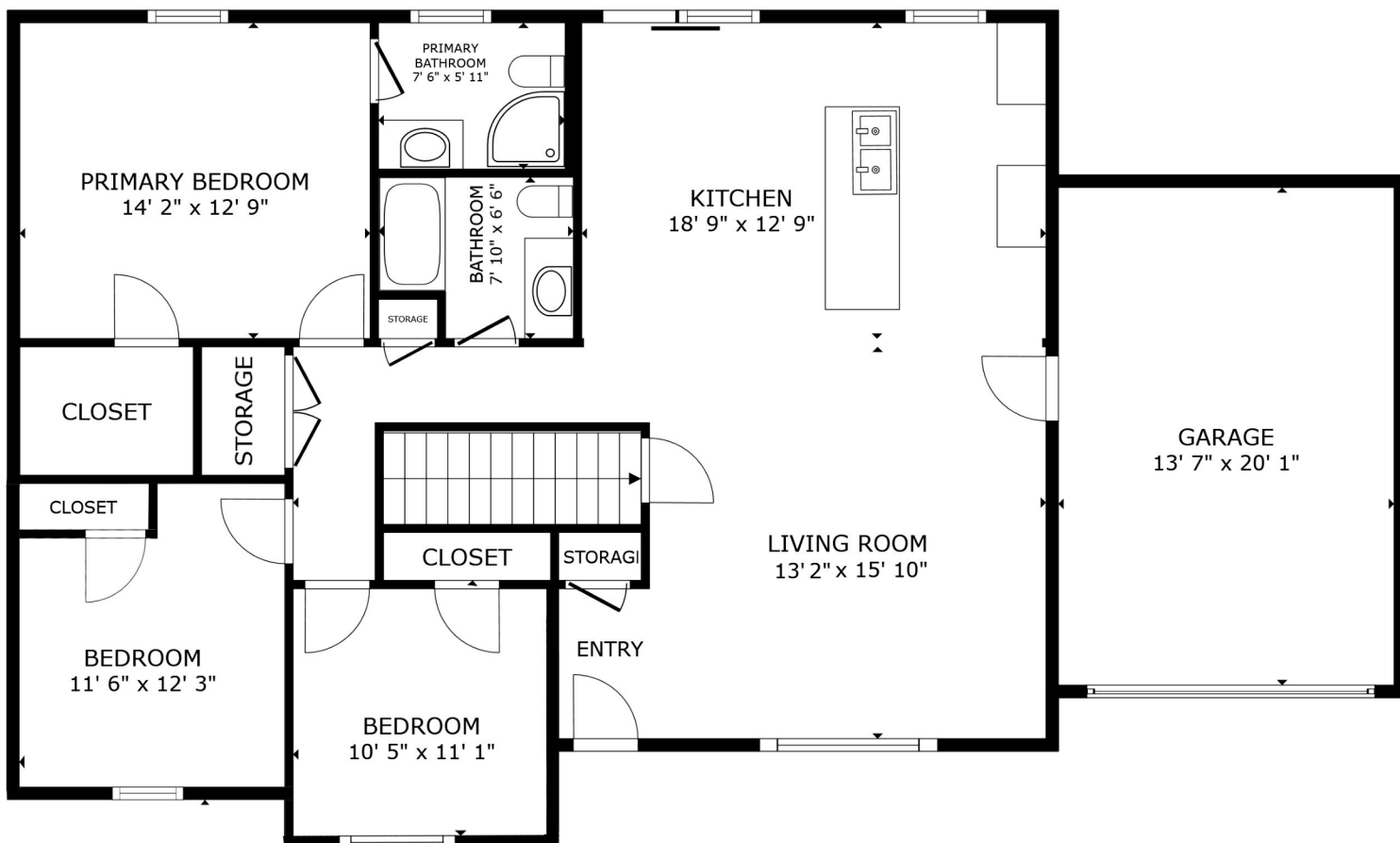


2422

Square Feet

A brand-new bungalow thoughtfully crafted for modern comfort and effortless living. This home features a sun-filled open-concept design with soft-close cabinetry, solid surface countertops, and main-level laundry. With three bedrooms, two full baths, an attached garage, and a partially finished basement ready for your personal touch, this home delivers long-term value in a family-friendly neighbourhood.





GROSS INTERNAL AREA
 FLOOR 1 1,153 sq.ft. FLOOR 2 1,269 sq.ft.
 EXCLUDED AREAS : GARAGE 272 sq.ft.
 TOTAL : 2,422 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

- Brand new construction
- Solid surface countertops & soft-close white cabinetry
- Spacious open-concept kitchen, dining & living areas
- Large centre island for prep & entertaining
- Main-level laundry
- Primary suite with private ensuite bath
- Attached garage with interior access
- Partially finished basement (studded, insulated & vinyl flooring installed)
- Contemporary finishes & natural light throughout





PROPERTY DETAILS

COMFORTABLE & SPACIOUS RETREATS

Step into a bright and open main floor where the living room flows effortlessly into the dining area and chef's kitchen. The kitchen boasts modern white cabinetry, sleek countertops, and a centre island perfect for prepping meals or gathering with guests. Down the hall, three comfortable bedrooms include a private primary suite with an ensuite bath, plus a second full bathroom and convenient main-floor laundry. The attached garage ensures easy access and storage year-round. The basement is partially finished — with insulation, studs, and flooring already in place — offering a blank canvas to create a rec room, gym, workshop, or additional bedrooms. With plenty of space and potential, it's ready for your imagination to take over.





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.



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