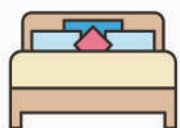


204 WILLOW AVENUE

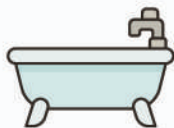
NASHWAAKSIS | FREDERICTON

A family-friendly two-storey home with a show-stopping backyard oasis, located in a sought-after neighbourhood on the north side of Fredericton





3 + 1
Bedrooms



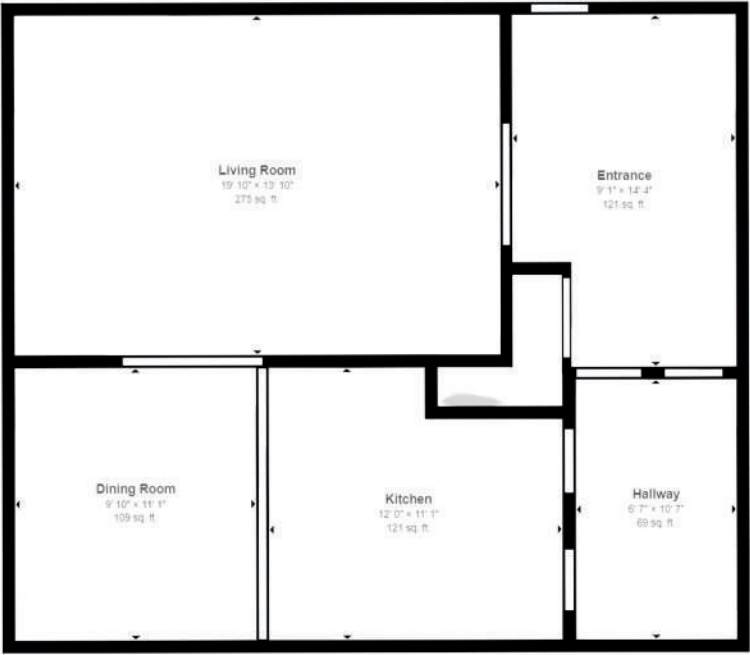
2
Bathrooms



2282
Square Feet

204 Willow Avenue is where classic comfort meets modern entertaining, featuring a luxurious saltwater pool and hot tub setup perfect for unforgettable outdoor gatherings. Inside, you'll enjoy a bright, well-maintained two-storey layout with a spacious kitchen, cozy living spaces, and 3+1 bedrooms, with thoughtful upgrades throughout and a fully finished basement.

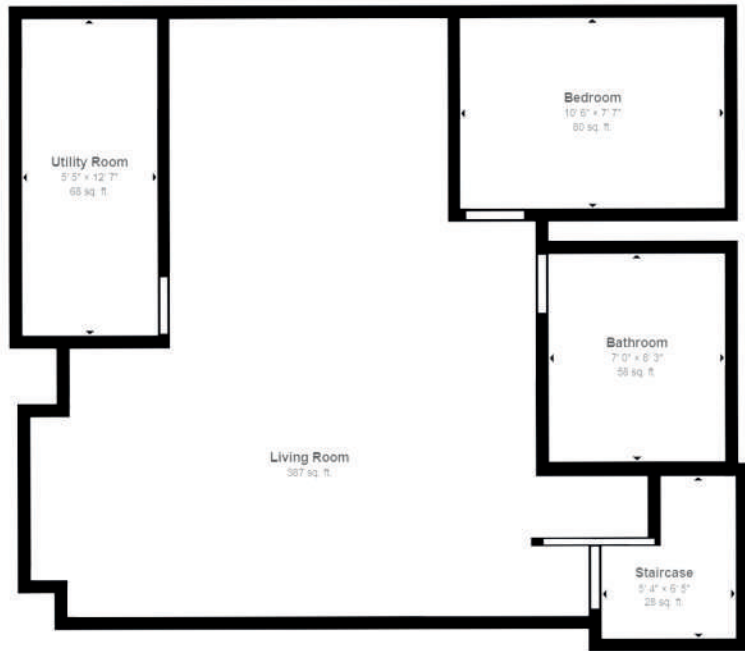




MAIN LEVEL



SECOND LEVEL



LOWER LEVEL

FEATURES & UPDATES

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

- Saltwater inground pool with patio surround
- Hot tub included
- Updated kitchen with solid surface counters, SS appliances, tile backsplash
- Bonus room converted into a walk-in closet with built-ins + upstairs laundry
- Finished basement with rec room, 4th bedroom, and 2nd full bath
- Large backyard with green space and multiple seating zones
- Forced air system for year-round comfort
- Classic two-storey layout with separate living and dining spaces





MAIN LEVEL

UPDATED SPACE FOR FAMILY AND FRIENDS

The main floor features a cozy yet functional layout with distinct spaces for living, dining, and cooking. The kitchen is a highlight, boasting solid surface countertops, stainless steel appliances, and a peninsula ideal for entertaining or quick meals. A bright living room and separate dining area make everyday living and special occasions equally comfortable. Garden doors open to the backyard, seamlessly blending indoor and outdoor life.





SECOND LEVEL

COMFORTABLE & SPACIOUS RETREATS

Upstairs, you'll find three bedrooms and a full bathroom. A cleverly repurposed bonus room now serves as a massive walk-in closet with built-in organizers and a convenient laundry area. Each room is bright and inviting, offering restful space for the whole family.



LOWER LEVEL

BONUS SPACE FOR QUIET GATHERINGS

The finished basement provides plenty of additional living space, including a large rec room that's great for movies, games, or playtime. You'll also find a fourth bedroom, a second full bathroom, and extra storage, adding versatility for guests or growing families.



An aerial photograph of a residential property. In the center, there is a rectangular swimming pool with clear blue water. Surrounding the pool is a light-colored patio area with some outdoor furniture. The property is bordered by a green lawn and various trees, including some with purple foliage. A grey-roofed house is visible in the lower half of the image, partially obscured by a semi-transparent text box. The overall scene is bright and verdant, suggesting a well-maintained suburban home.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“We’ve absolutely loved creating memories here—summer days by the pool, late-night hot tub soaks, and dinners in the kitchen that really is the heart of the home. The backyard has been our favourite gathering space, and we’ve made sure the inside offers just as much warmth and functionality. It’s a house that has truly felt like home.”



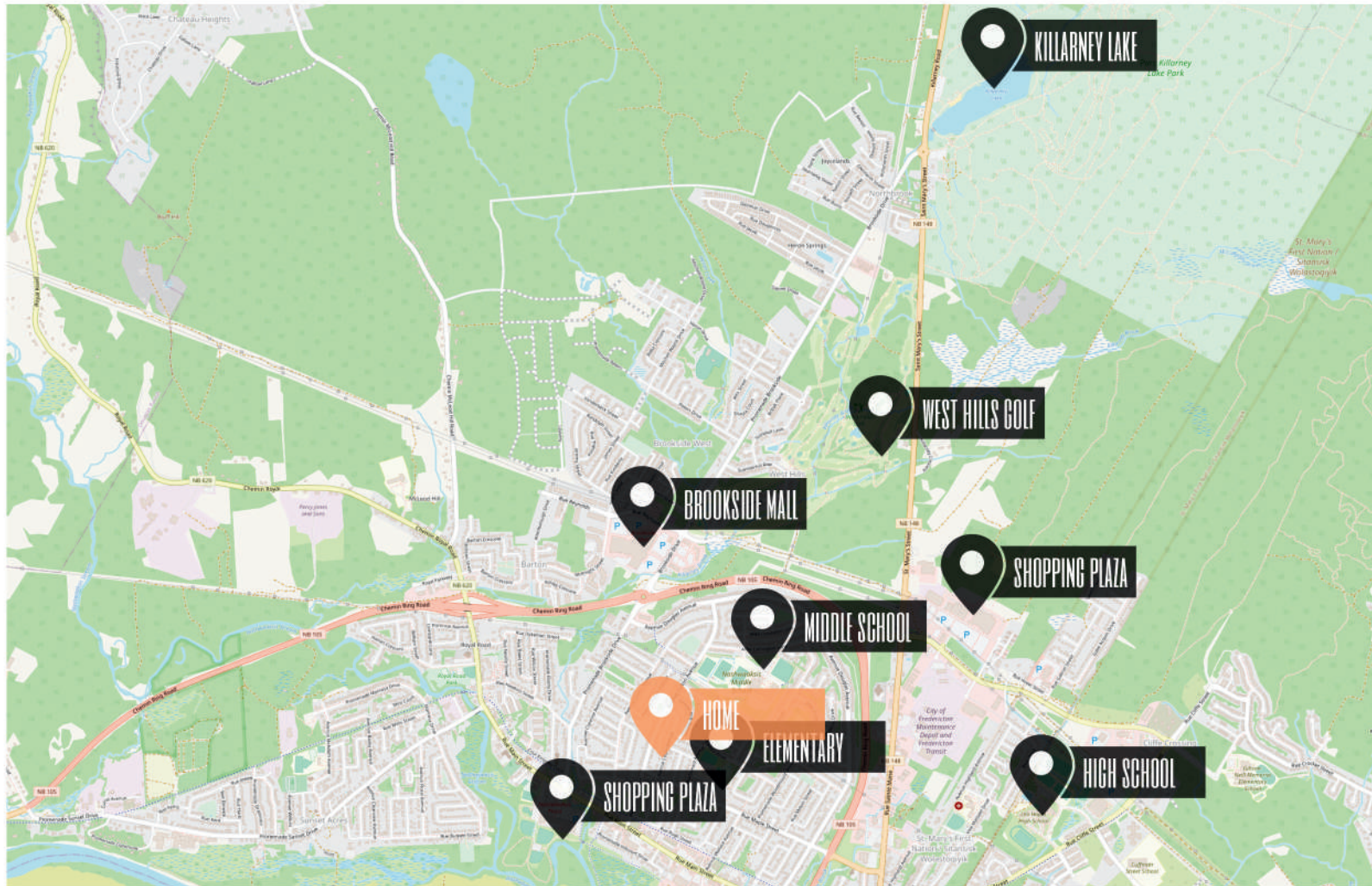
GRADES K - 5
Park Street Elementary School



GRADES 6 - 8
Nashwaaksis Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

Located in a desirable neighbourhood, this home is close to schools, parks, and shopping, offering both convenience and community. Enjoy easy access to local amenities, walking trails, and recreational facilities like West Hill Golf Club, making it perfect for families and professionals alike. With a welcoming atmosphere and a prime location, this area provides the perfect blend of comfort and accessibility.



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This is not intended to solicit those who are currently working with another real estate company – we cooperate fully with other agents