

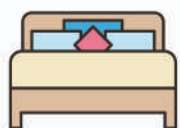
# 36 MURRAY AVENUE

FREDERICTON, NEW BRUNSWICK

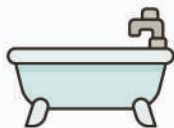
Charming and affordable, this 1.5-storey home offers flexible living space, a finished basement, and a detached garage—all in a convenient location.







2+1  
Bedrooms



1  
Bathrooms



1729  
Square Feet

36 Murray Avenue is a cozy and budget-friendly home ideal for first-time buyers, downsizers, or investors. With a main-level bedroom and bath, a versatile loft-style upper bedroom, and a finished basement offering extra living space, it adapts easily to your needs. Add in a detached garage and a great location close to amenities, and you've got an excellent opportunity





# FEATURES & UPDATES

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

- 3 bedrooms (1 on each level)
- 1 full bathroom
- Bright main floor with dedicated living and dining areas
- Galley-style kitchen
- Spacious loft-style upper-level bedroom
- Finished basement with:
  - Additional bedroom
  - Den or office
  - Family room or rec space
  - Laundry and storage areas
  - Detached garage for parking or workshop use
  - Manageable yard for gardening, pets, or play
  - Close to schools, shopping, and amenities





# PROPERTY DETAILS

## THREE LEVELS OF LIVING SPACE

The main floor welcomes you with a bright living room, a defined dining area, and a practical galley kitchen with everything within easy reach. A main-floor bedroom and full bathroom add to the convenience of single-level living. It's an ideal setup for those wanting accessibility without sacrificing comfort or charm. Upstairs, the home features a spacious loft-style bedroom that adds character and flexibility. It's perfect as a primary bedroom, private retreat, creative studio, or cozy guest suite. The finished basement offers even more space with a third bedroom, a den or office, and a versatile family or rec room. You'll also find a laundry area and ample storage to keep things organized, making this home feel much larger than expected.





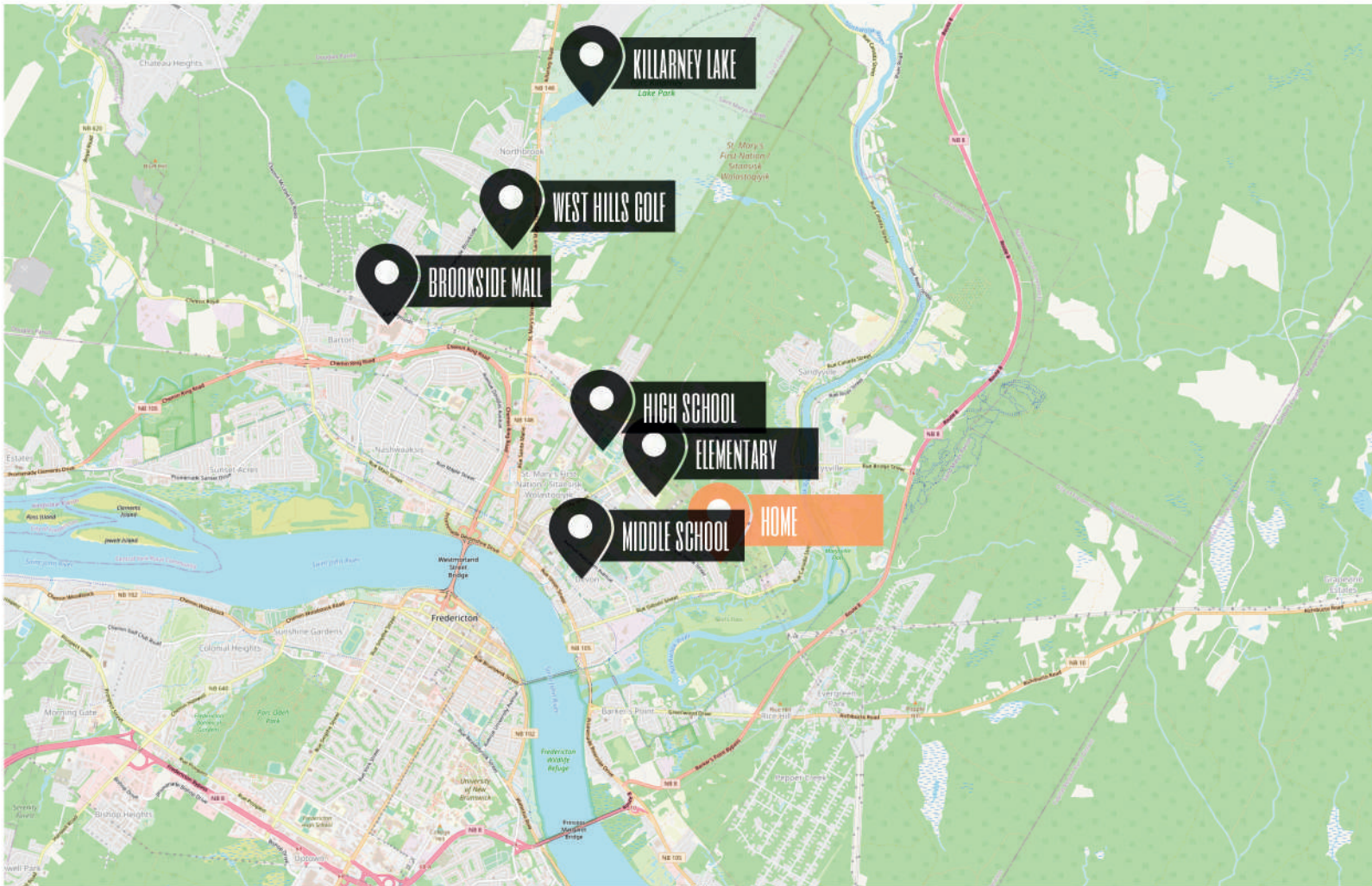
**GRADES K - 5**  
Cuffman Street Elementary School



**GRADES 6 - 8**  
Devon Middle School



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



# NEIGHBOURHOOD & SCHOOLS

## COMFORTABLE & SPACIOUS RETREATS

Welcome to Devon — a friendly, established neighbourhood on Fredericton's Northside known for its strong sense of community and convenient access to everything you need. With parks, schools, walking trails, and the Saint John River all nearby, Devon offers a perfect mix of nature and city living; Whether you're looking for a peaceful place to raise a family or a walkable community to enjoy in your next chapter.



# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

"We've loved the flexibility of this layout — having space to spread out while still keeping the home cozy and manageable. The garage has been a huge bonus for extra storage and projects, and the location has been super convenient for everything we need."



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