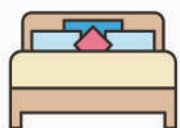


21 SHANNON STREET

FREDERICTON, NEW BRUNSWICK

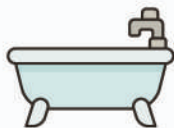
Experience modern comfort in this beautifully updated family home, located in a quiet, tree-lined neighborhood just steps from parks, schools, and local amenities.





3

Bedrooms



2

Bathrooms

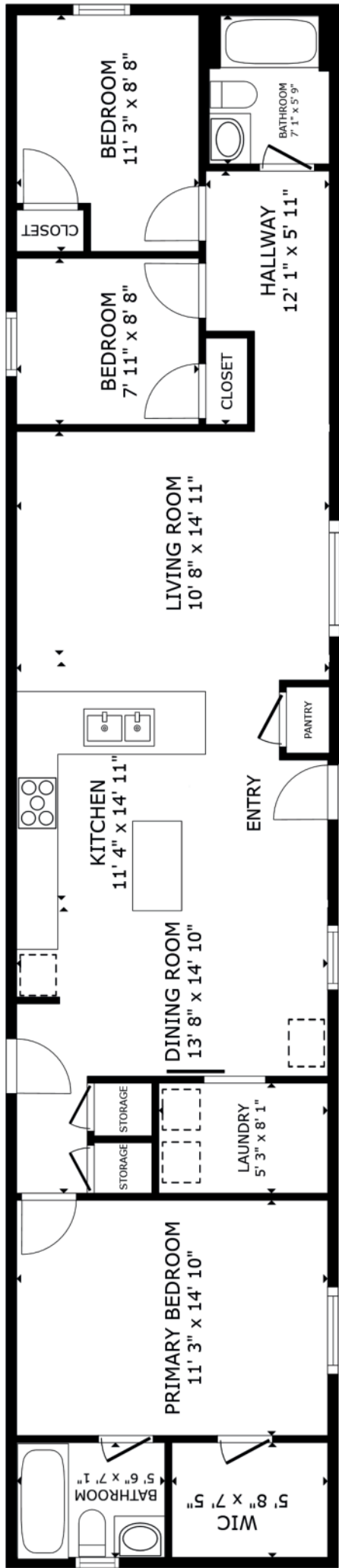


1095

Square Feet

21 Shannon Street offers the perfect balance of comfort and style, designed for modern living. With an open-concept main living space, a private primary suite, and thoughtful details throughout, this home is move-in ready for first-time buyers, downsizers, or anyone seeking a low-maintenance lifestyle.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,095 sq.ft.
TOTAL : 1,095 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

- Open-concept kitchen, dining, and living area
- Stainless steel appliances & subway tile backsplash
- Central kitchen island with seating
- Private primary suite with walk-in closet & ensuite
- Split-bedroom design for privacy
- Two additional bedrooms + second full bathroom
- Laundry/pantry with sliding door
- Modern lighting and finishes throughout
- Efficient layout with smart storage
- Low-maintenance mini home living
- \$382 monthly lot rent fees





MODERN STYLE

A PLACE TO CALL HOME

Inside, the heart of the home is a bright, open-concept kitchen, dining, and living area that feels spacious and welcoming. The kitchen features stainless steel appliances, a timeless white subway tile backsplash, and a central island that makes cooking and gathering effortless. Tucked just off the kitchen, a sliding door reveals a laundry and pantry area, adding both style and function. At one end of the home, the private primary suite includes a walk-in closet and ensuite bath, giving you a quiet retreat at the end of the day. Two additional bedrooms and a second full bathroom are positioned at the opposite end, perfect for family, guests, or a home office. Modern finishes and natural light throughout make this home both practical and inviting.



An aerial photograph of a suburban neighborhood, showing rows of houses with various roof colors (blue, brown, grey) and green lawns. A road runs diagonally through the scene. The image is slightly blurred, giving it a soft, dreamy feel.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“One of the things we’ve loved most about this home is how open and bright it feels. The kitchen really is the heart of the home — whether it’s cooking dinner together or gathering around the island with friends, it’s always been a favourite spot.

The split-bedroom layout has given us the perfect balance of privacy and togetherness, and the finishes make the space feel modern and welcoming. It’s been such a comfortable and easy place to live.”



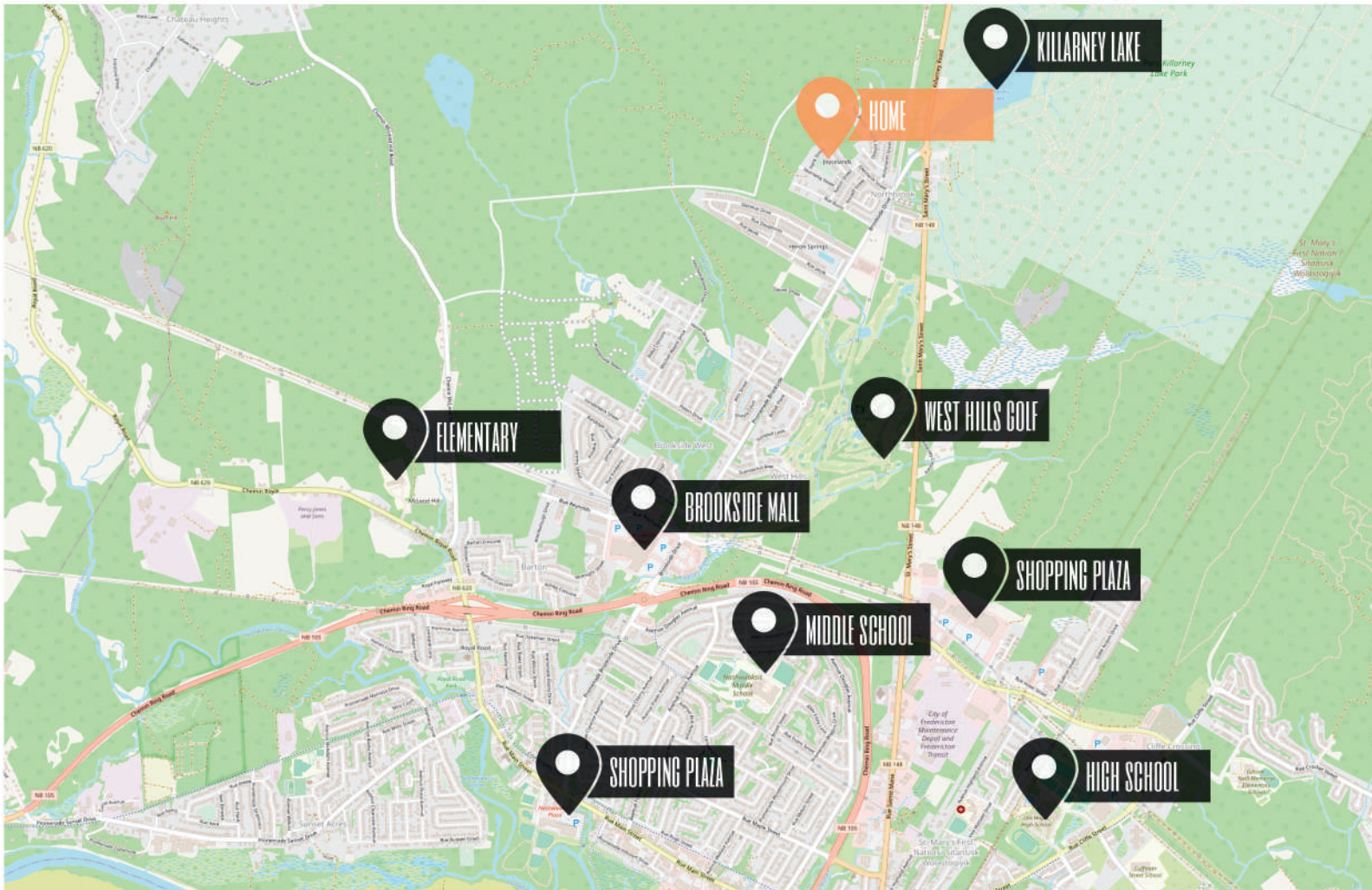
GRADES K - 5
Nashwaaksis Memorial School



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