

# 25 AUGUSTA CLOSE

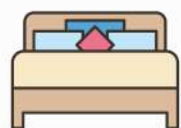
FREDERICTON, NEW BRUNSWICK

A bright and inviting 2-bedroom garden home with open-concept living, a private ensuite, and endless potential in a prime, convenient location.

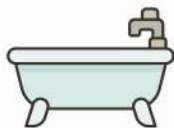








2  
Bedrooms



1.5  
Bathrooms



2017  
Square Feet

This well-designed garden home offers a smart, open layout that balances style and function. The main living area is bright; seamlessly blending kitchen, dining, and living spaces for easy everyday living. With two bedrooms, two bathrooms, and thoughtful details, it's the perfect fit for downsizers, first-time buyers, or anyone looking for a low-maintenance lifestyle. The unfinished basement provides incredible potential for future development









# FEATURES & UPDATES

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

- Open-concept kitchen, dining, and living areas
- Stainless steel appliances & central island
- Primary suite with walk-in closet & private 2-piece ensuite
- Second bedroom + full main bathroom with laundry
- Bright interior filled with natural light
- Unfinished basement with great potential for development
- Semi-detached garden home design for low-maintenance living
- Convenient location close to shopping, schools, and amenities







# A PLACE TO CALL HOME

## COZY HOME IN A GREAT LOCATION

Step inside and you're immediately welcomed into a spacious, open-concept living area filled with natural light. The kitchen features stainless steel appliances, abundant cabinetry, and a center island that makes meal prep and casual dining easy. The dining and living areas flow seamlessly together, creating a cozy space for gatherings or quiet nights in. At one end of the home, the private primary suite offers a walk-in closet and a 2-piece ensuite, while the second bedroom and a full main bath provide comfort and flexibility for guests, family, or a home office. A smartly placed laundry area completes the main floor with everyday convenience







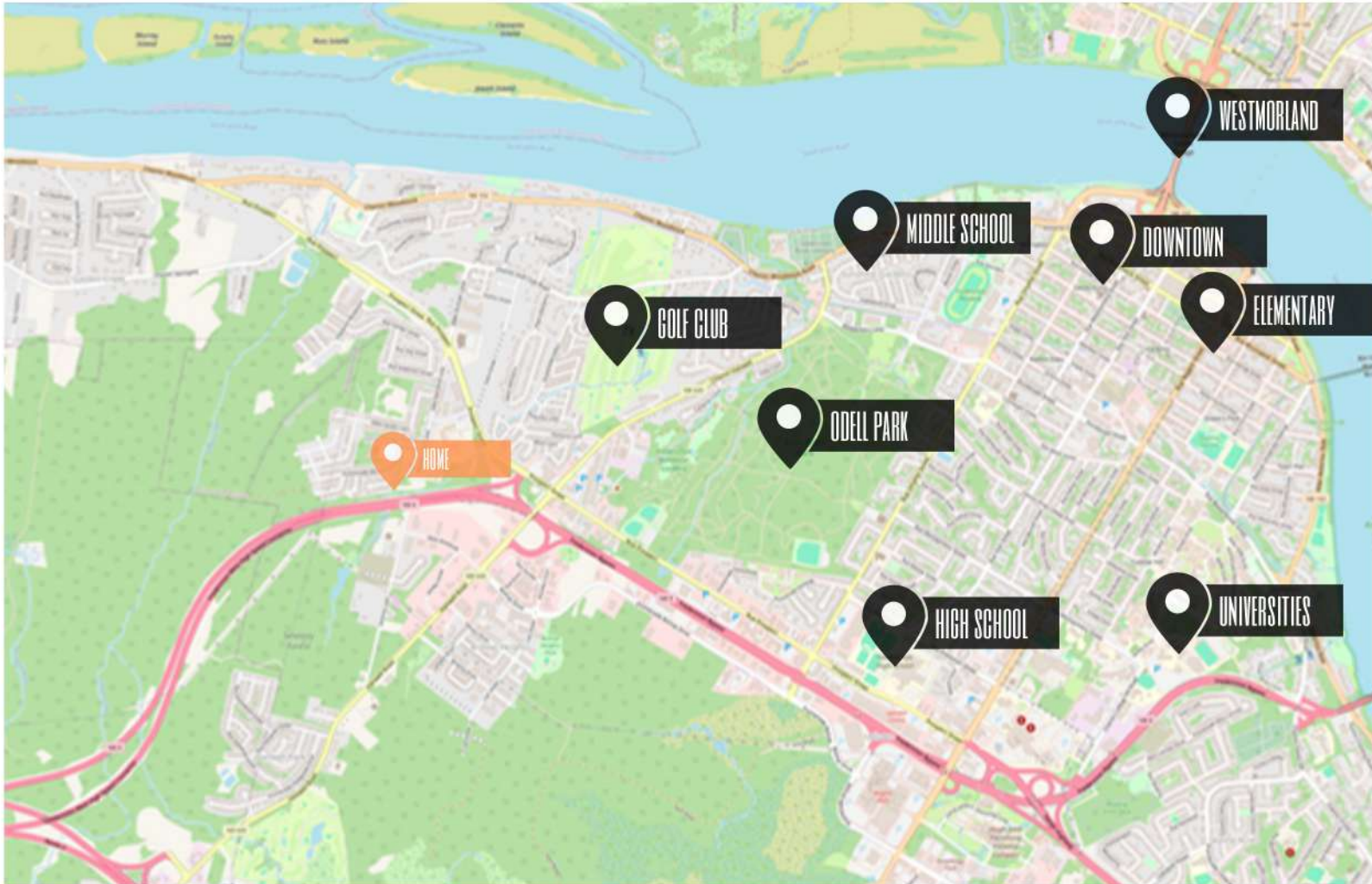
**GRADES K - 5**  
Garden Creek Elementary School



**GRADES 6 - 8**  
George Street Middle School



**GRADES 9 - 12**  
Fredericton High School



# NEIGHBOURHOOD & SCHOOLS

## COMFORTABLE & SPACIOUS RETREATS

25 August Close is situated in a quiet, welcoming neighbourhood that combines convenience with community. Just minutes from shopping, schools, and restaurants, you'll find everything you need within easy reach. The area is ideal for families, professionals, or retirees seeking a peaceful setting that's still close to the heart of Fredericton.



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