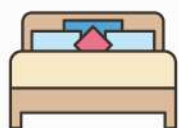


700-203 UNION STREET

FREDERICTON, NEW BRUNSWICK

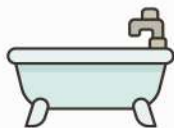
A bright corner condo with stunning river views, stylish finishes, and access to top-tier amenities in the heart of Fredericton.





2

Bedrooms



2

Bathrooms

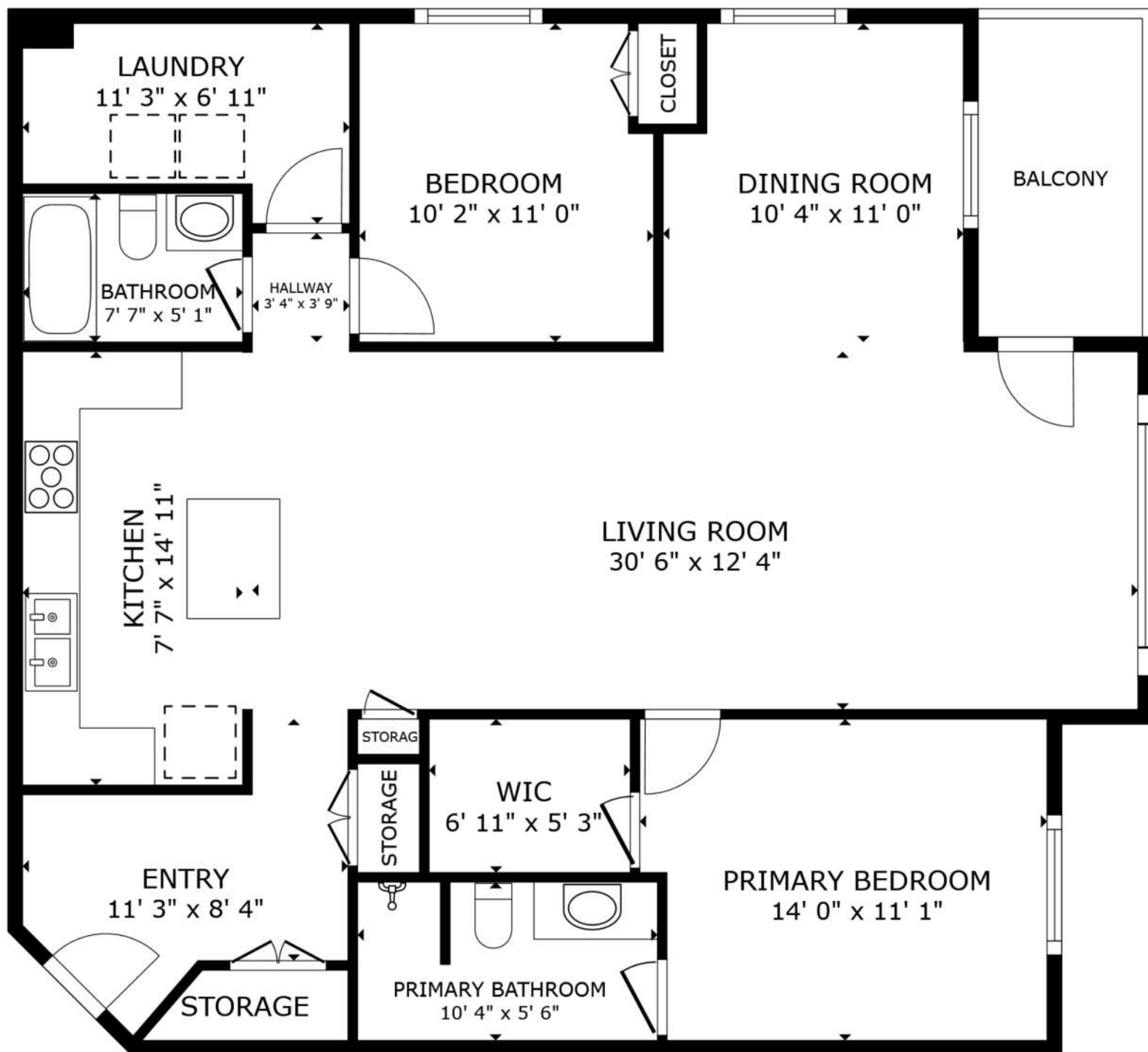


1236

Square Feet

Experience modern condo living with scenic river views in this beautifully kept 2nd-floor unit! Far from the typical condo layout, this home stands out with thoughtful upgrades, quality finishes, and a warm, inviting design. Building amenities include a fitness center and a guest suite when extra space is needed for friends and family





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 1,236 sq.ft.
 EXCLUDED AREAS : BALCONY 62 sq.ft.
 TOTAL : 1,236 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 main living area with expansive windows overlooking the Saint John River and downtown.
- Modern kitchen featuring white cabinetry, tiled backsplash, granite countertops, and a spacious center island.
- Primary suite with walk-in closet and full ensuite bath including a tiled walk-in shower.
- Second bedroom plus a second full bathroom for guests or flexibility.
- Dedicated laundry and storage room.
- Ductless split heat pump for efficient heating/cooling.
- Corner unit with exceptional natural light.
- Expansive river and city views.
- Primary ensuite with tiled walk-in shower.
- Granite countertops & tiled backsplash.
- Large center island in kitchen.
- Walk-in closet in primary suite.
- Separate laundry/storage room.
- Building amenities: fitness center + guest suite.
- Exclusive parking plus guest parking.
- \$750 condo board move-in fee (buyer responsibility).





A PLACE TO CALL HOME

LIVE IN LUXURY LOOKING OVER THE CITY

This second-floor, corner-unit condo combines modern comfort with unbeatable river views. The open-concept main living area is flooded with natural light and anchored by a ductless split heat pump for year-round comfort. A sleek kitchen with granite counters, tiled backsplash, and a large center island offers everyday convenience with high-end appeal. With two spacious bedrooms, two full bathrooms, in-suite laundry, and building amenities like a fitness center and guest suite, this condo is a must-see for those seeking stylish low-maintenance living in Fredericton.





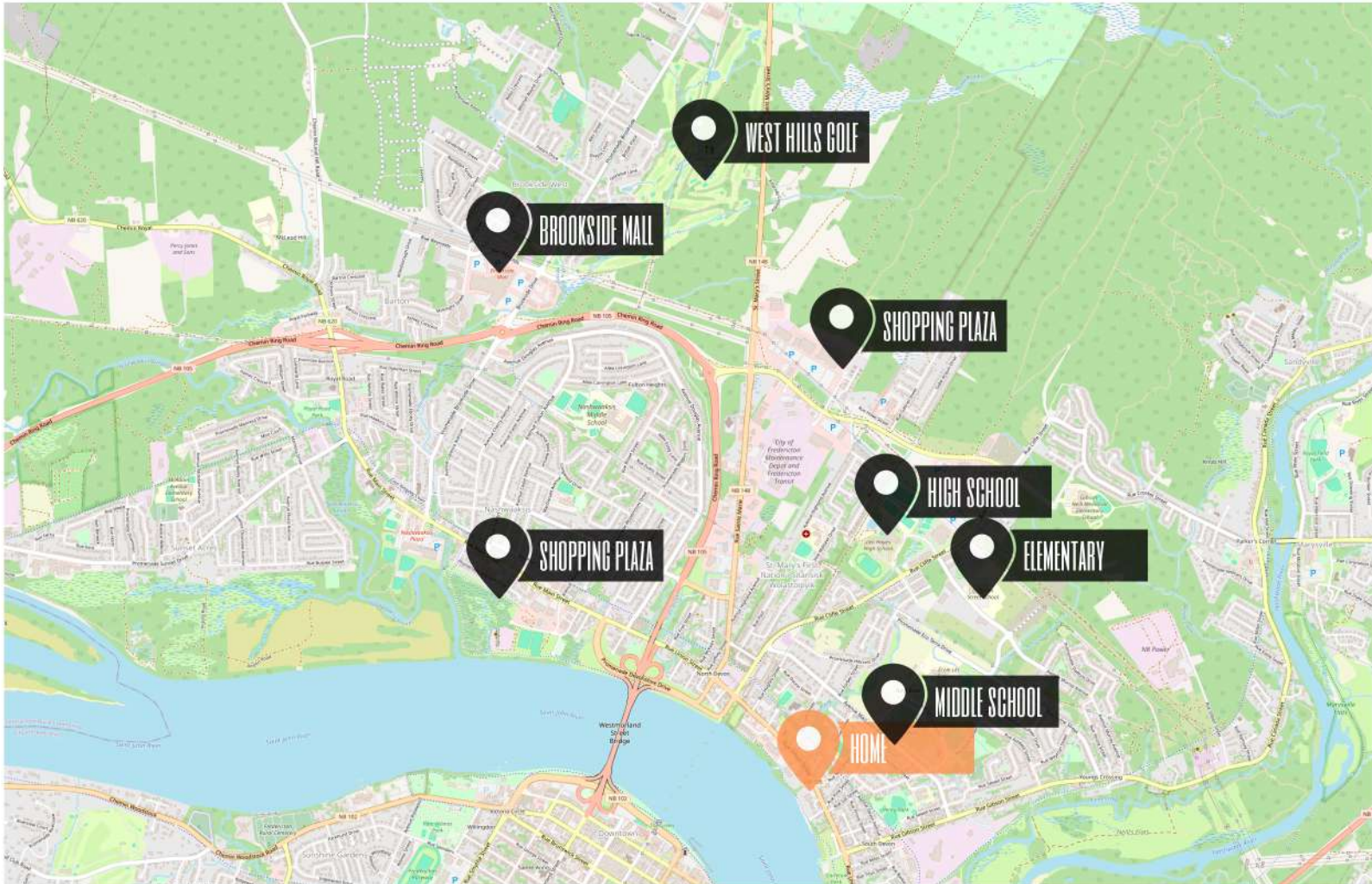
GRADES K - 5
Cuffman Street Elementary School



GRADES 6 - 8
Devon Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

IN THE HEART OF THE NORTH SIDE

Perfectly positioned along Fredericton's Northside riverfront, just steps from the scenic walking/biking trails that run along the Saint John River. The location combines tranquillity with convenience — you're minutes from downtown Fredericton's shops, restaurants, and cultural venues, while still enjoying peaceful water views. The Northside also boasts quick access to grocery stores, schools, and healthcare.



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