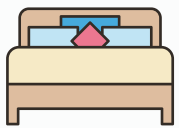


136 JEWETT STREET

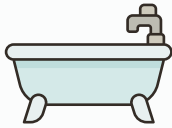
SUNSET ACRES | FREDERICTON

Solid and full of potential — this split-entry home offers a functional layout, fenced backyard, and a great opportunity for buyers to add value and personal style.

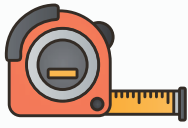




3 + 1
Bedrooms



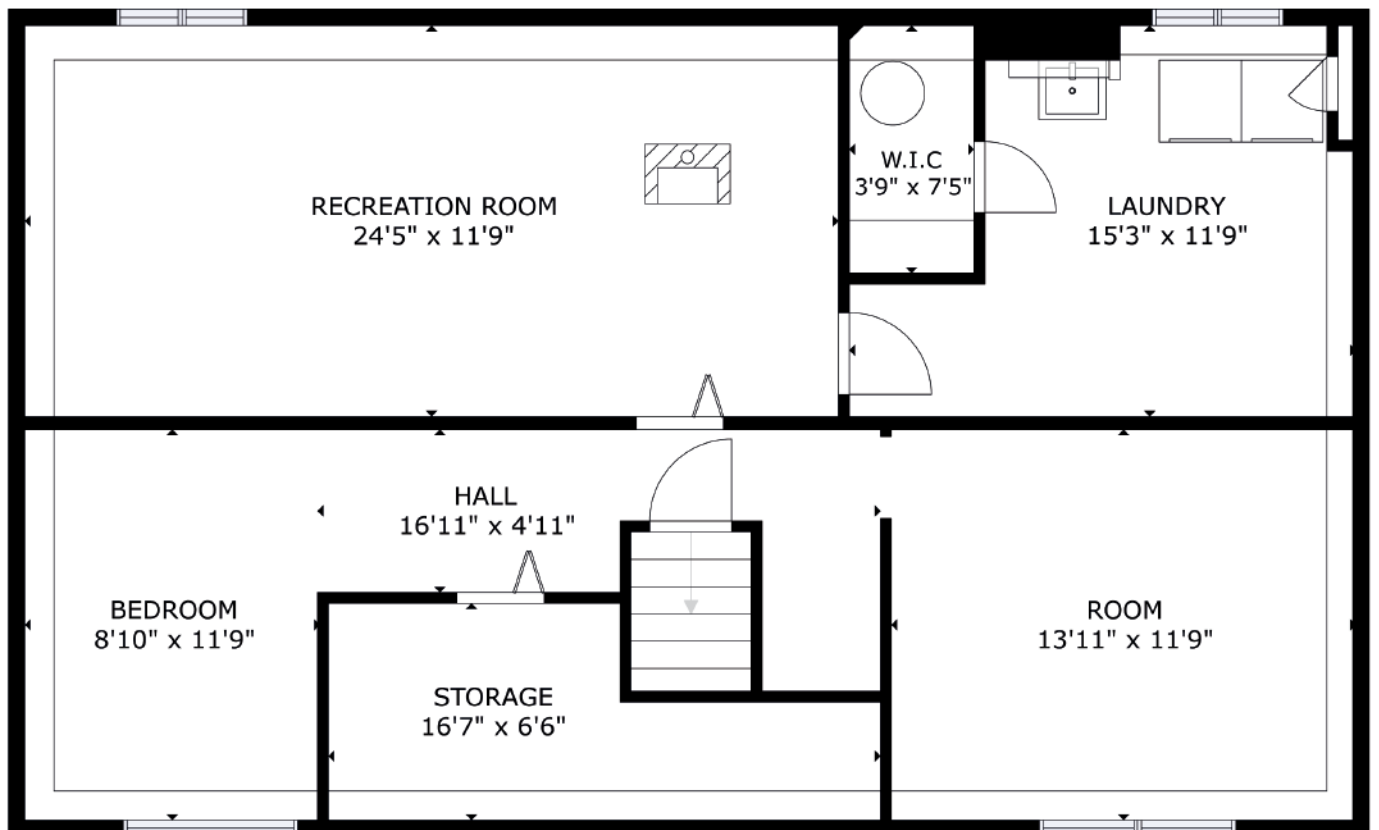
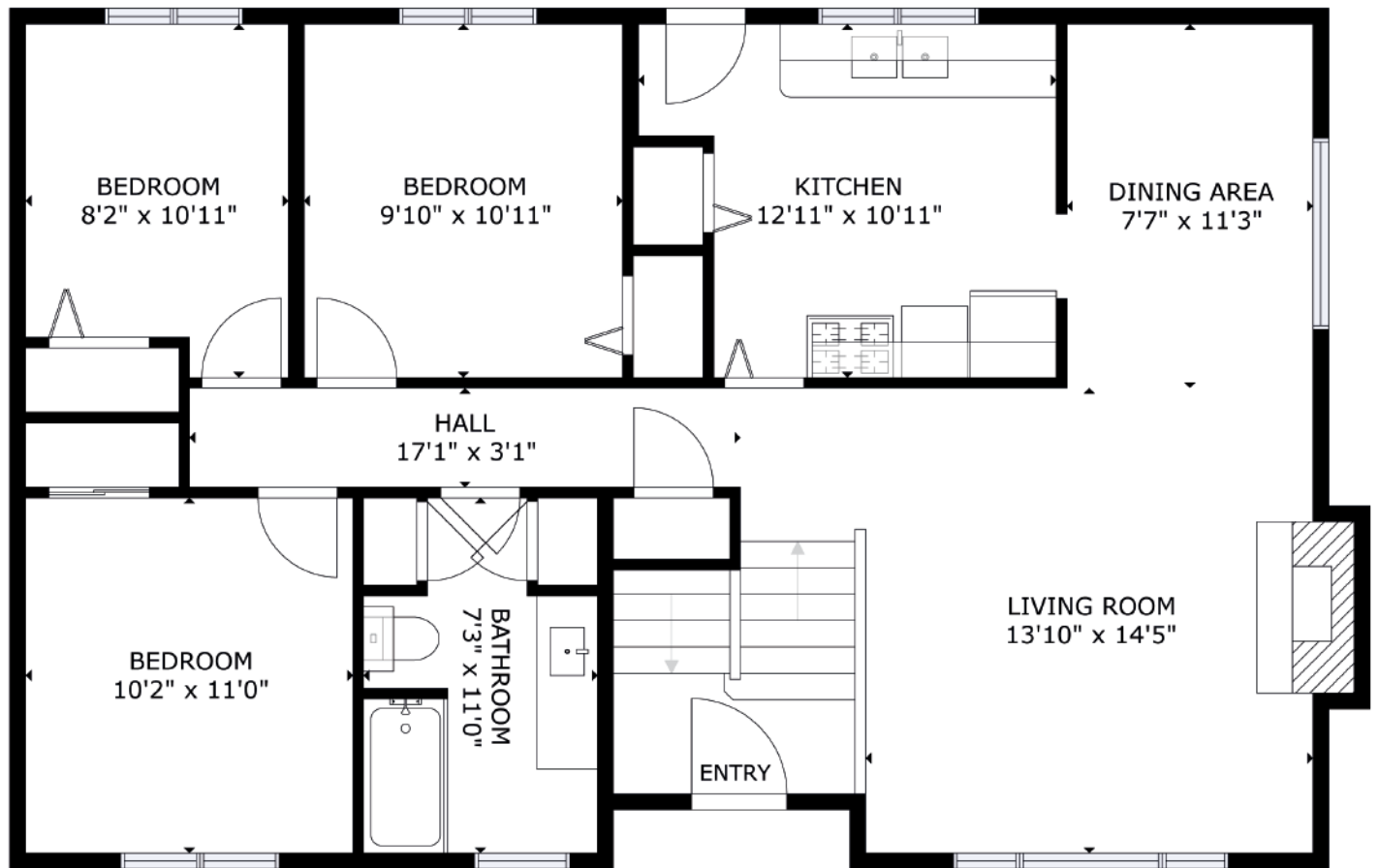
1
Bathrooms



1866
Square Feet

A home with strong fundamentals and endless possibilities. Perfect for first-time buyers, investors, or anyone looking to customize their space, t. With a 2025 ductless split heat pump and a bright, open living area, this home already has the essentials in place — all that's missing is your personal touch. Conveniently located near schools, playgrounds, and amenities,





GROSS INTERNAL AREA
 BASEMENT 1: 857 sq.ft, FLOOR 1: 1009 sq.ft
 TOTAL: 1866 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

- 3 bedrooms, 1 full bathroom
- Split-entry layout with bright main floor
- Ductless split heat pump (2025)
- Fenced backyard backing onto local park
- Spacious kitchen and dining area
- Potential for family room or office on lower level
- Excellent opportunity for customization or updates
- Great first home or investment property
- Close to schools, parks, and shopping
- Quiet residential street with friendly community vibe





A PLACE TO CALL HOME

SINGLE LEVEL LIVING WITH BONUS SPACE DOWNSTAIRS

The open-concept main floor welcomes you with natural light and a warm, airy atmosphere. The kitchen stands out with soft-close cabinetry, a tiled backsplash, solid surface countertops, stainless steel appliances, and an oversized island that anchors the space. The living and dining areas flow seamlessly. The primary suite features a large closet and private ensuite, while the second bedroom offers flexibility for guests or a home office. A ductless split heat pump provides efficient year-round comfort. The mudroom, complete with laundry, connects to the attached garage. Downstairs, the partially finished basement expands the living space with a large rec room, third bedroom, and room for future development.



An aerial photograph of a suburban neighborhood during autumn. The houses are mostly two-story with dark roofs, surrounded by trees with yellow, orange, and red foliage. A large, light-colored rectangular area, possibly a pool or a large lawn, is visible in the center. The overall scene is a typical suburban residential area.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“This home has been well loved and is ready for its next chapter. The fenced backyard and park access make it perfect for families or anyone who loves outdoor space. With a little vision and creativity, this house can easily become something special.”



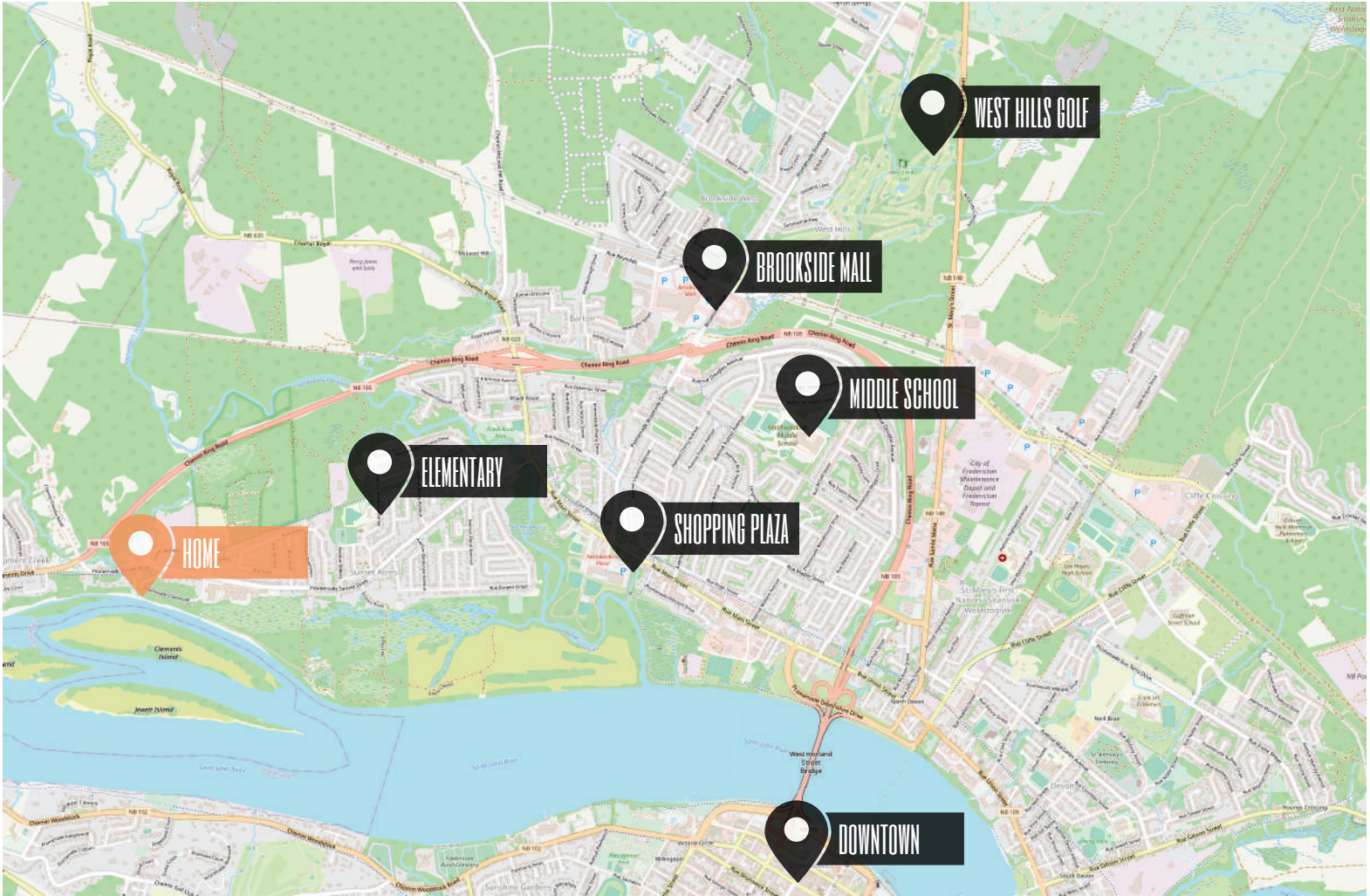
GRADES K - 5
Sunset Acres Elementary School



GRADES 6 - 8
Nashwaaksis Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

A peaceful, family-oriented area known for its convenience and community feel. The home backs directly onto a local park, perfect for walks, picnics, or kids to play. You're just minutes from schools (including the new Sunset Acres Elementary), shopping, and everyday amenities, while still enjoying the quiet and privacy of a mature neighbourhood. It's the ideal blend of city convenience and suburban comfort.



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