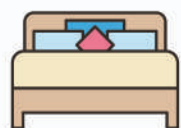


42 CORONATION STREET

MARYSVILLE | FREDERICTON

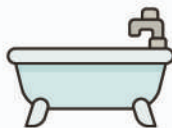
A cozy, affordable home with tons of potential — perfect for first-time buyers, downsizers, or investors looking for a great opportunity in a peaceful setting.





2

Bedrooms



1

Bathrooms

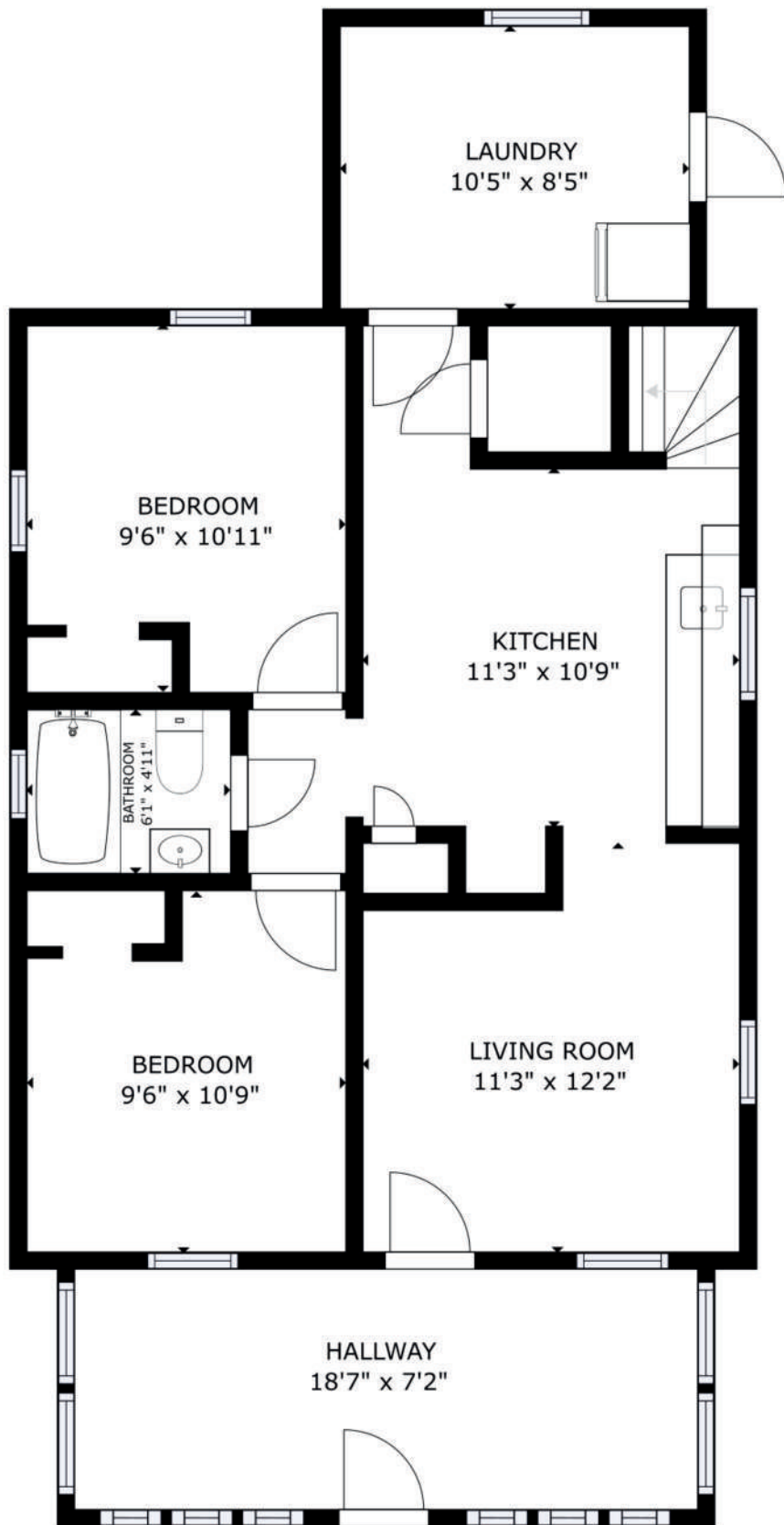


822

Square Feet

A charming 2-bedroom, 1-bath home that blends everyday comfort with outstanding value. Ideal for first-time buyers, downsizers, or those ready to invest in a property with excellent potential, this home offers bright living spaces and a functional layout. Set on a nice lot backing onto trees, it provides a sense of privacy and a natural touch while still being close to schools, shops, and local amenities.





GROSS INTERNAL AREA
FLOOR 1: 822 sq ft
TOTAL: 822 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





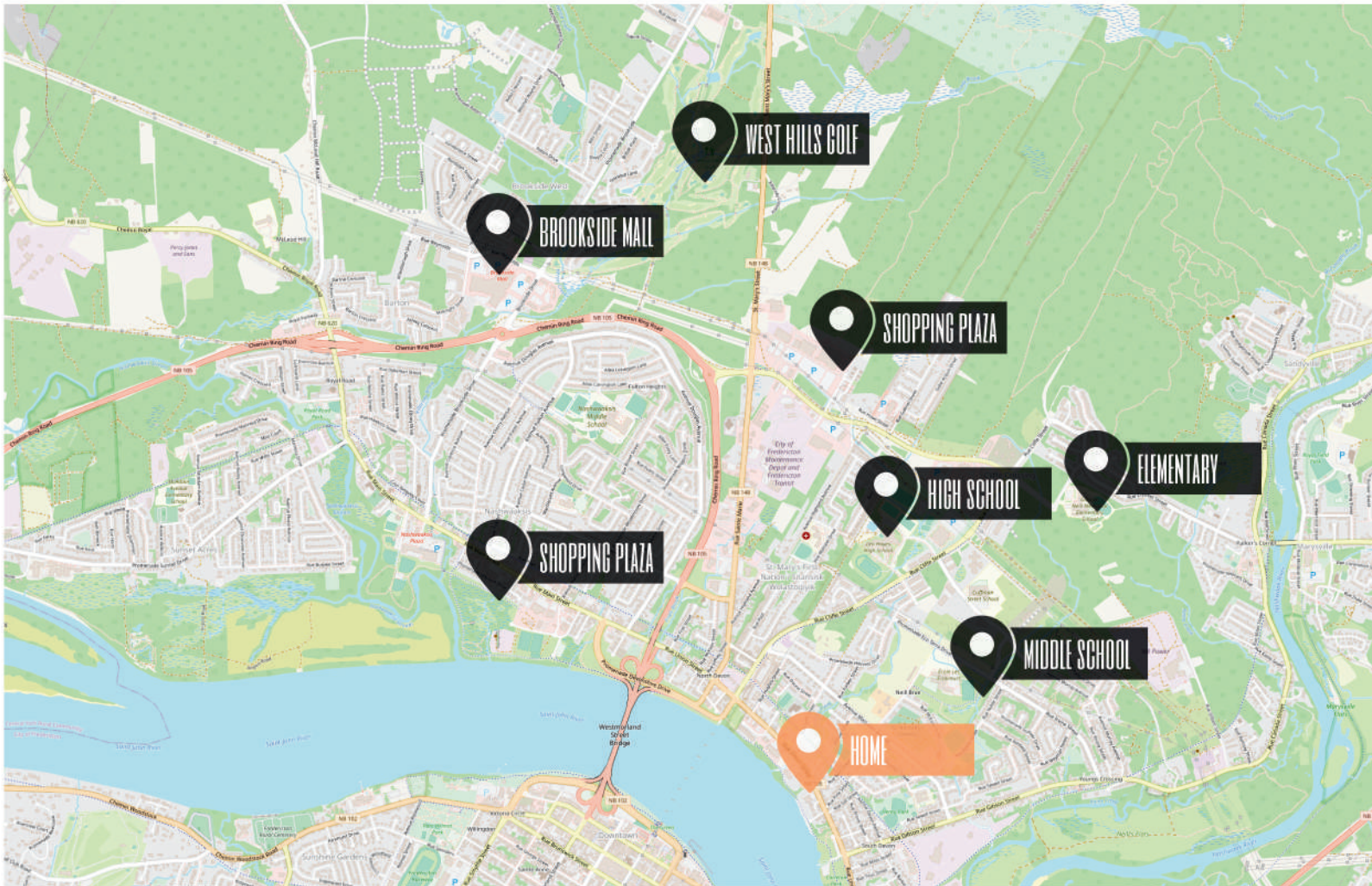
GRADES K - 5
Gibson-Neill Elementary School



GRADES 6 - 8
Devon Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

IN THE HEART OF THE NORTH SIDE

The neighbourhood is family-friendly, close to schools, parks, and shopping, making it an ideal location for daily life or rental appeal. Whether you're running errands, heading downtown, or exploring nearby trails and green spaces, you'll appreciate the easy access and sense of community that comes with living here.