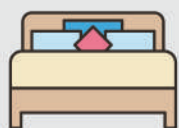


69 PUGSLEY STREET

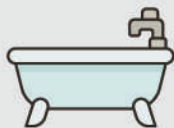
SOUTHWOOD | FREDERICTON

A spacious and stylish two-storey home featuring dramatic high ceilings, flexible living spaces, and a bright, welcoming layout designed for everyday comfort and entertaining.





3 + 1
Bedrooms



2/2
Bathrooms

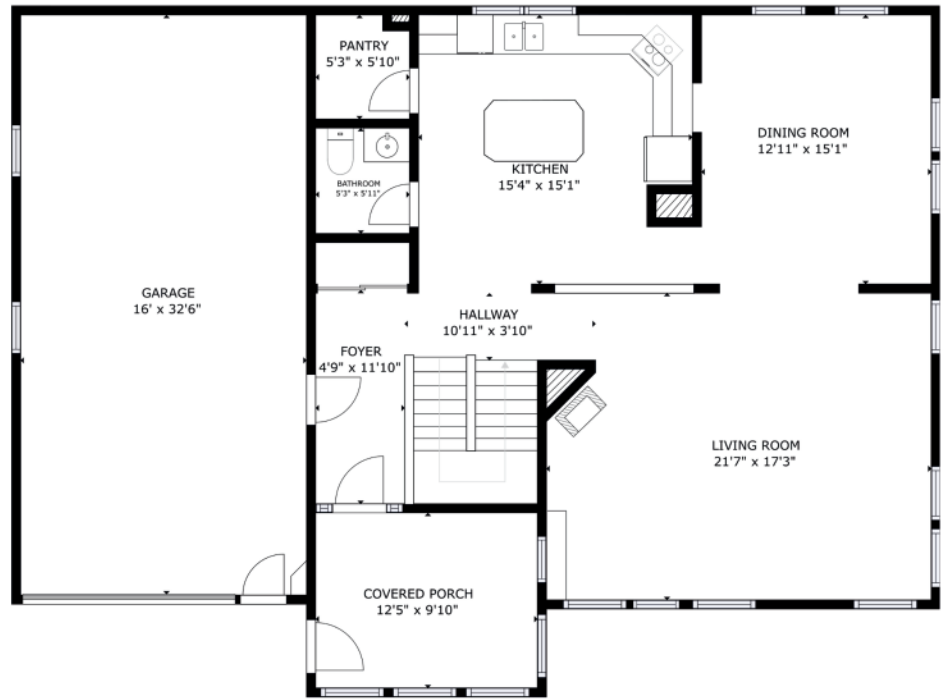


3629
Square Feet

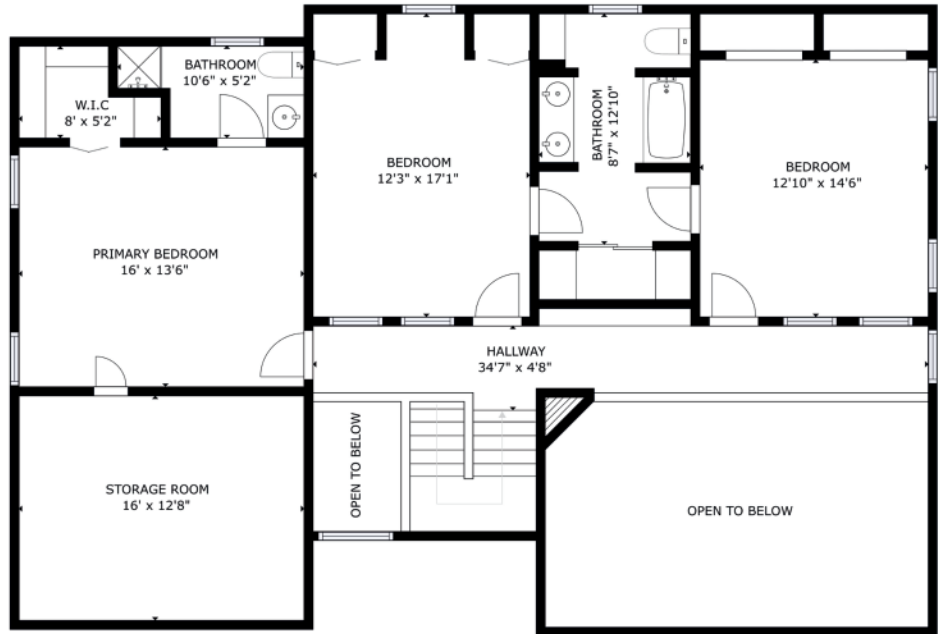
A home that truly stands apart. The main living area features soaring ceilings and large windows that fill the space with natural light and create an open, airy feel. Upstairs, three well-sized bedrooms include a primary suite with ensuite bath and a bathroom connecting the other two rooms. With great bonus space downstairs, attached garage, and walkout access to the backyard, this home blends comfort, function, and architectural charm.



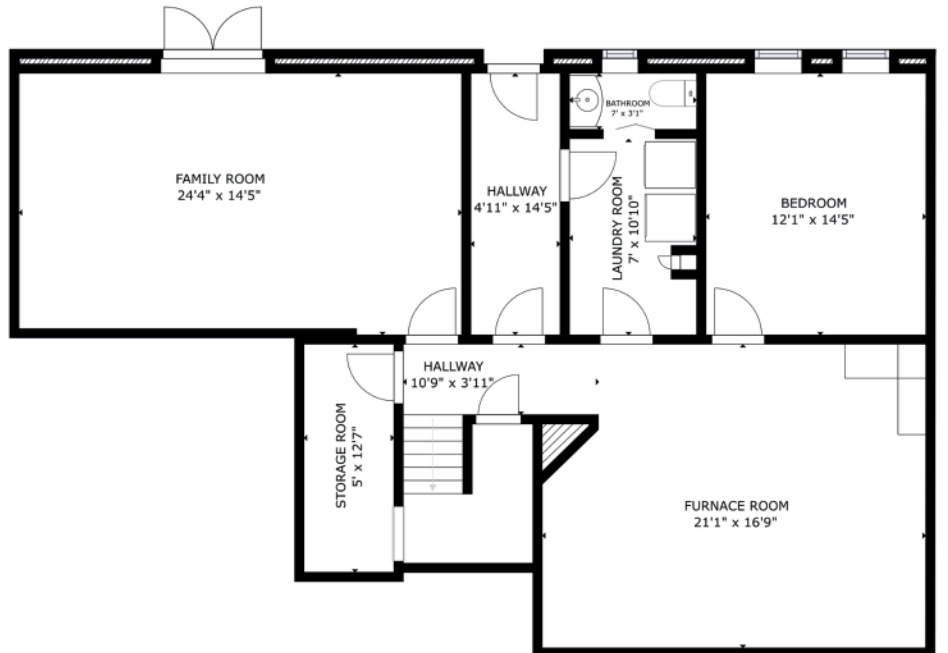
MAIN LEVEL



SECOND LEVEL



LOWER LEVEL





FEATURES & UPDATES

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

- Passive solar heating through design for lower energy costs.
- Soaring ceilings + large windows for natural light
- Open-concept kitchen, dining & living space
- Primary bedroom with private ensuite
- Jack-and-Jill bath between two upper bedrooms
- Bonus living space on lower level with walkout
- Attached garage for parking & storage
- Flexible layout for family, guests, or home office needs
- One-of-a-kind architectural build





A PLACE TO CALL HOME

UNIQUE HOME WITH ARCHITECTURAL FLAIR

A home that truly stands apart. The main living area features soaring ceilings and large windows that fill the space with natural light and create an open, airy feel. Upstairs, three well-sized bedrooms include a primary suite with ensuite bath and a convenient Jack-and-Jill bathroom connecting the other two rooms. With great bonus space downstairs, attached garage, and walkout access to the backyard, this home blends comfort, function, and architectural charm.



An aerial photograph of a lush green landscape. A dirt path or road winds through the center of the frame, flanked by dense green trees and foliage. In the upper left, there are some buildings and more trees. The overall scene is bright and natural, suggesting a park or a rural area.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“We’ve loved how bright and open this home feels, especially the living room with its tall ceilings and natural light. It’s a great space for hosting, relaxing, and spending time with family. The unique one-of-a-kind layout has worked beautifully for everyday life — everyone has their own space, but it still feels connected and welcoming.”



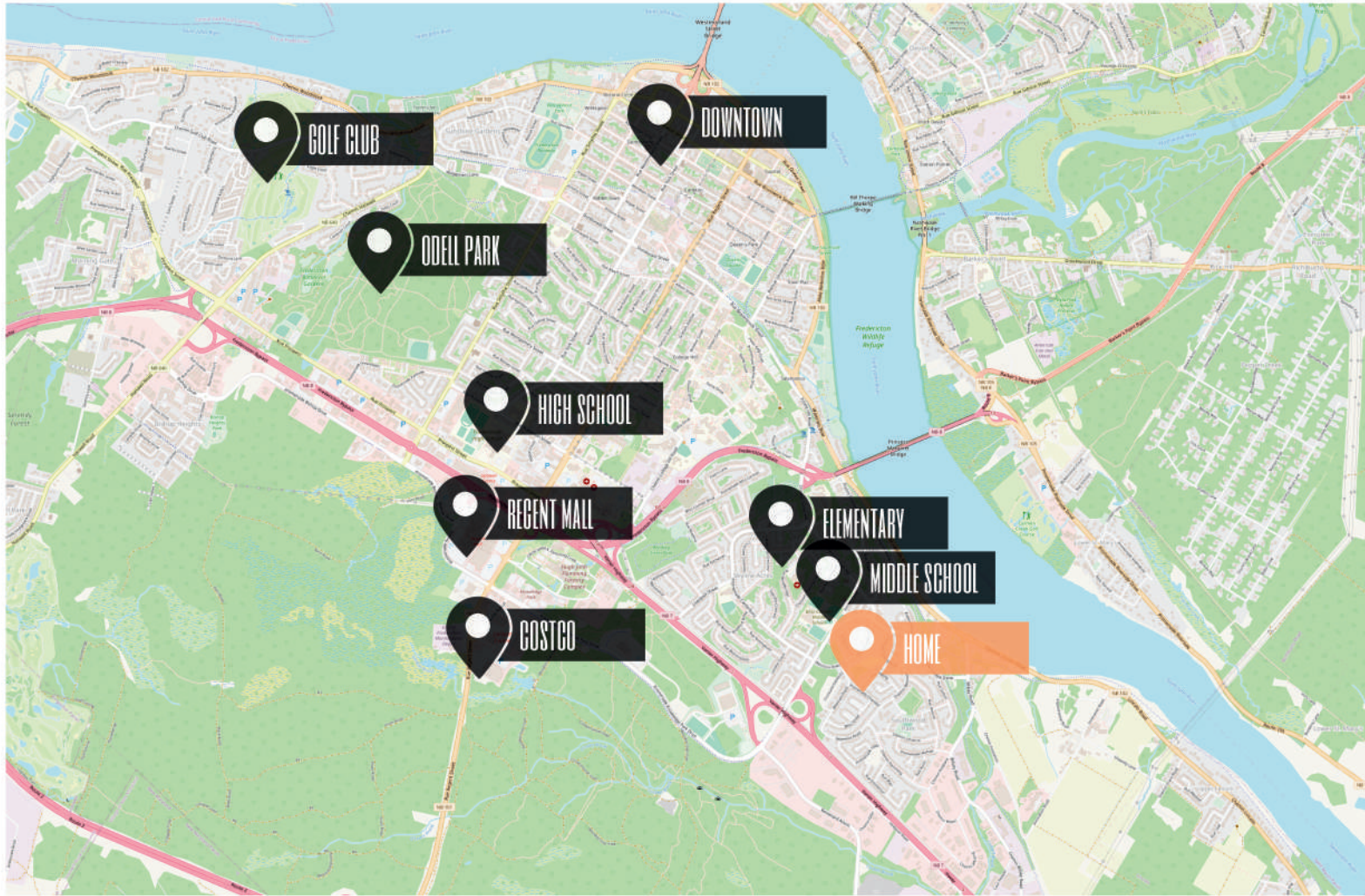
GRADES K - 5
Liverpool Elementary School



GRADES 6 - 8
Bliss Carman Middle School



GRADES 9 - 12
Fredericton High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

This home is located in a friendly, residential area close to schools, parks, recreation, shopping, and essential amenities. Whether running errands, commuting to work, or enjoying time outdoors, everything you need is just a short drive away. The neighbourhood is quiet and walkable, making it ideal for families, professionals, or anyone who appreciates convenience and community.



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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