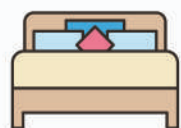


123 HILDEBRAND CRESCENT

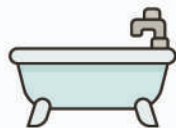
SUNSET ACRES | FREDERICTON

A warm and welcoming two-storey home offering the perfect balance of space, comfort, and convenience—set on a mature, tree-lined lot just minutes from schools, parks, and amenities.





4
Bedrooms



1 / 1
Bathrooms

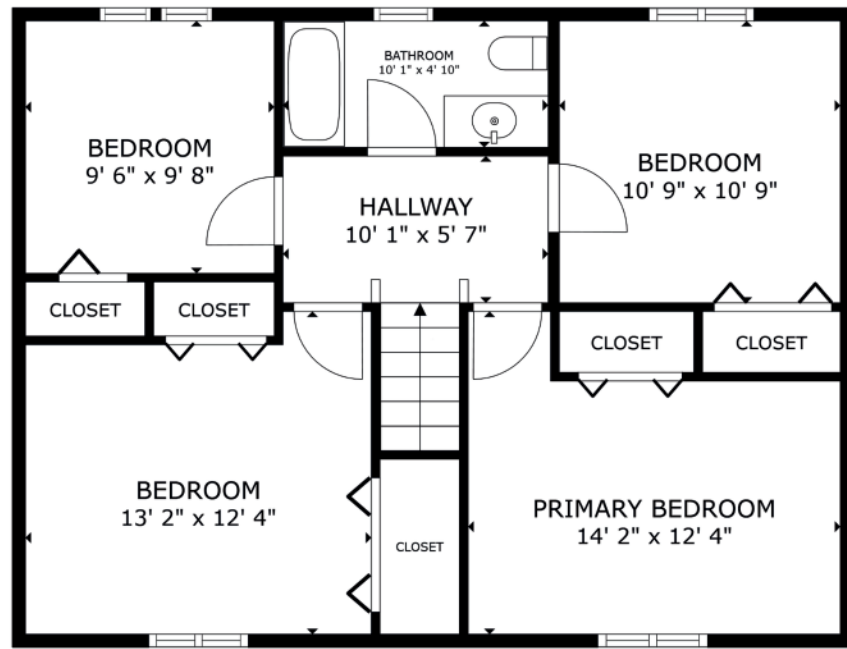


2217
Square Feet

Timeless charm with thoughtful updates in a sought-after Northside neighbourhood. The home's well-defined layout provides comfort and privacy, with a bright kitchen, multiple living areas, and five bedrooms across three levels. Surrounded by mature trees and close to Killarney Lake, this property delivers the best of family living and city convenience.



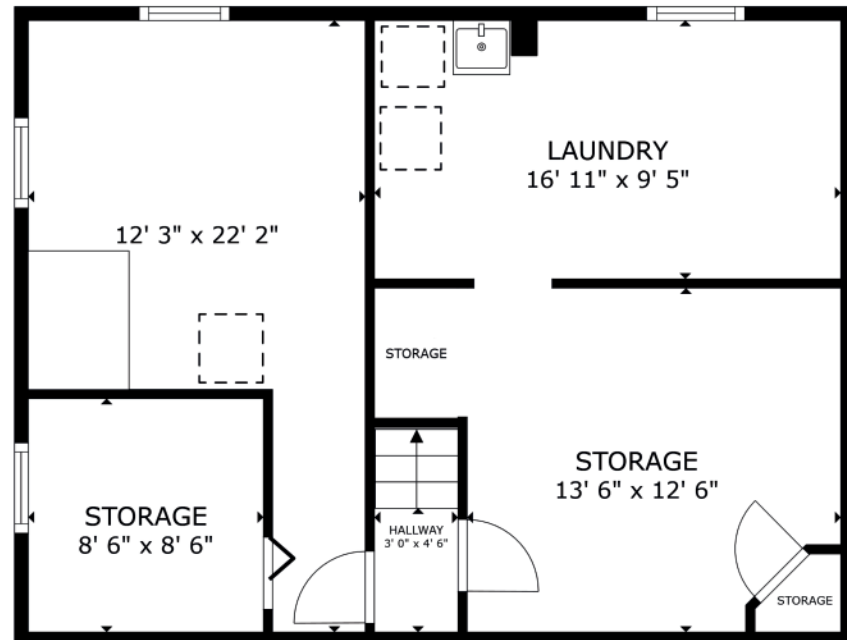
UPPER LEVEL



MAIN LEVEL



LOWER LEVEL



GROSS INTERNAL AREA
 FLOOR 1 653 sq.ft. FLOOR 2 838 sq.ft. FLOOR 3 726 sq.ft.
 TOTAL : 2,217 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

- 5 Bedrooms / 2 Full Bathrooms
- Upgraded kitchen with solid-surface counters + new stove
- Main-level bedroom or office + 4 bedrooms upstairs
- Ductless heat pump for efficient comfort
- Spacious mudroom and functional layout
- Partially finished basement with bedroom + rough-in bath
- Mature treed lot with outdoor space to relax or entertain
- Close to parks, schools, trails, and shopping





A PLACE TO CALL HOME

TWO STOREY HOME WITH SPACE FOR EVERYONE

Step inside through a practical mudroom entry—ideal for keeping everyday life organized. The main floor offers an upgraded kitchen with solid-surface counters and a new stove, a full bath, and a spacious open living/dining area perfect for relaxing or entertaining. A flexible room on this level can serve as a bedroom, office, or formal dining space. Upstairs are four bright bedrooms and another full bath, offering plenty of room for family or guests. The partially finished basement adds versatility, featuring an additional bedroom, laundry, rough-in for a bathroom, and abundant storage.



An aerial photograph of a residential property. On the left, a portion of a white house with a grey shingled roof is visible. To the right and in the foreground, there is a green lawn scattered with fallen yellow and orange autumn leaves. A small, dark, circular object, possibly a fire pit or a manhole cover, is visible on the grass. The background is filled with trees showing vibrant autumn foliage in shades of yellow, orange, and red.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“What first drew us to Hildebrand Crescent was how peaceful it feels here—you’re surrounded by trees and birdsong, yet you can be downtown or at Killarney Lake in minutes. The home has been incredibly comfortable and functional, especially with its separate spaces and bright, inviting rooms. We’ve loved watching the seasons change from our yard and will truly miss the community feel of this neighbourhood.”



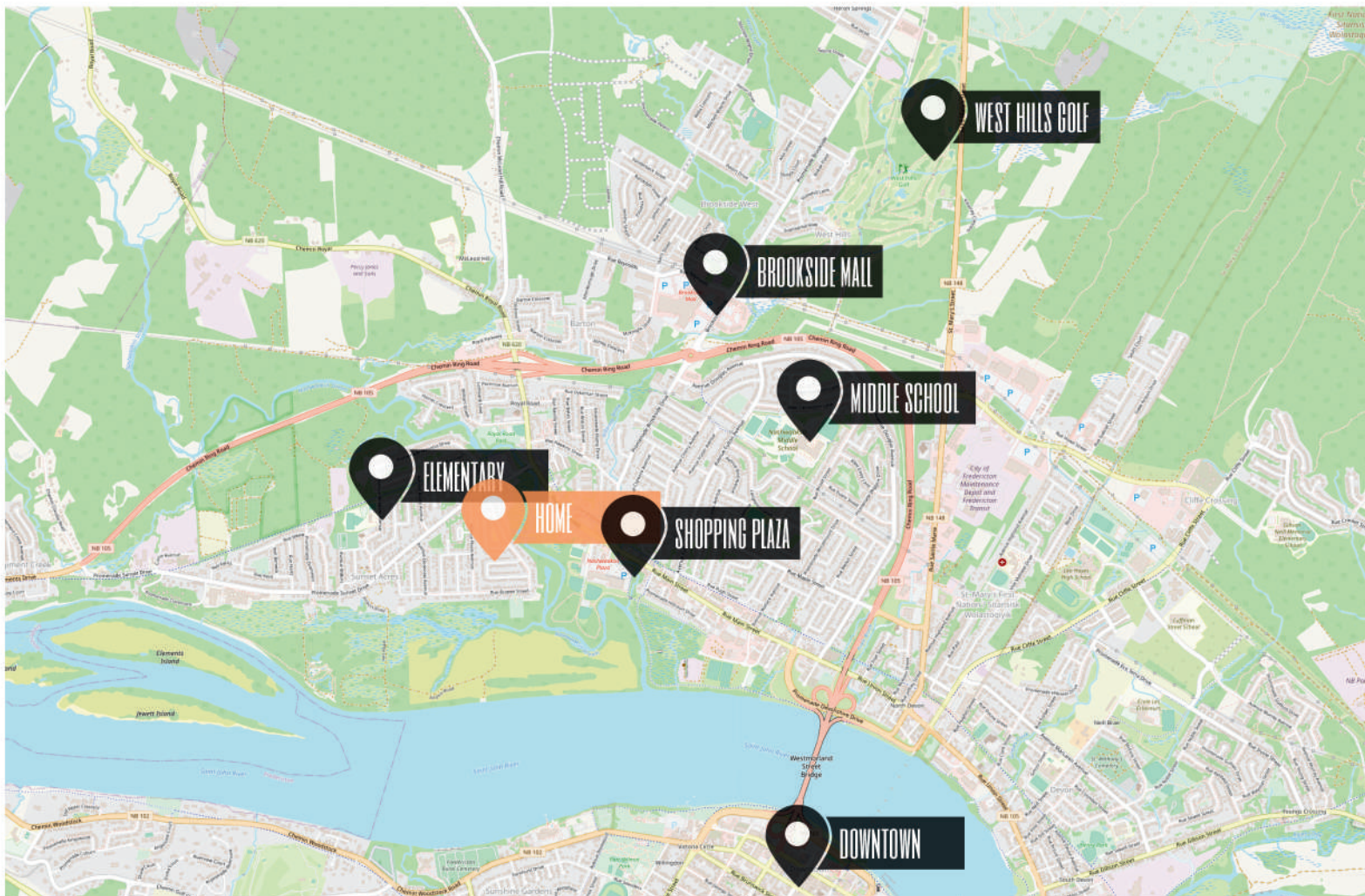
GRADES K - 5
Sunset Acres Elementary School



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