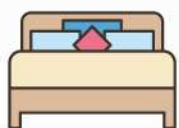


50 LILAC CRESCENT

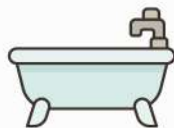
NASHWAAKSIS | FREDERICTON

A bright, well-kept split entry offering functional living, modern comforts, and great value in a convenient location.





2 / 1
Bedrooms



1
Bathrooms

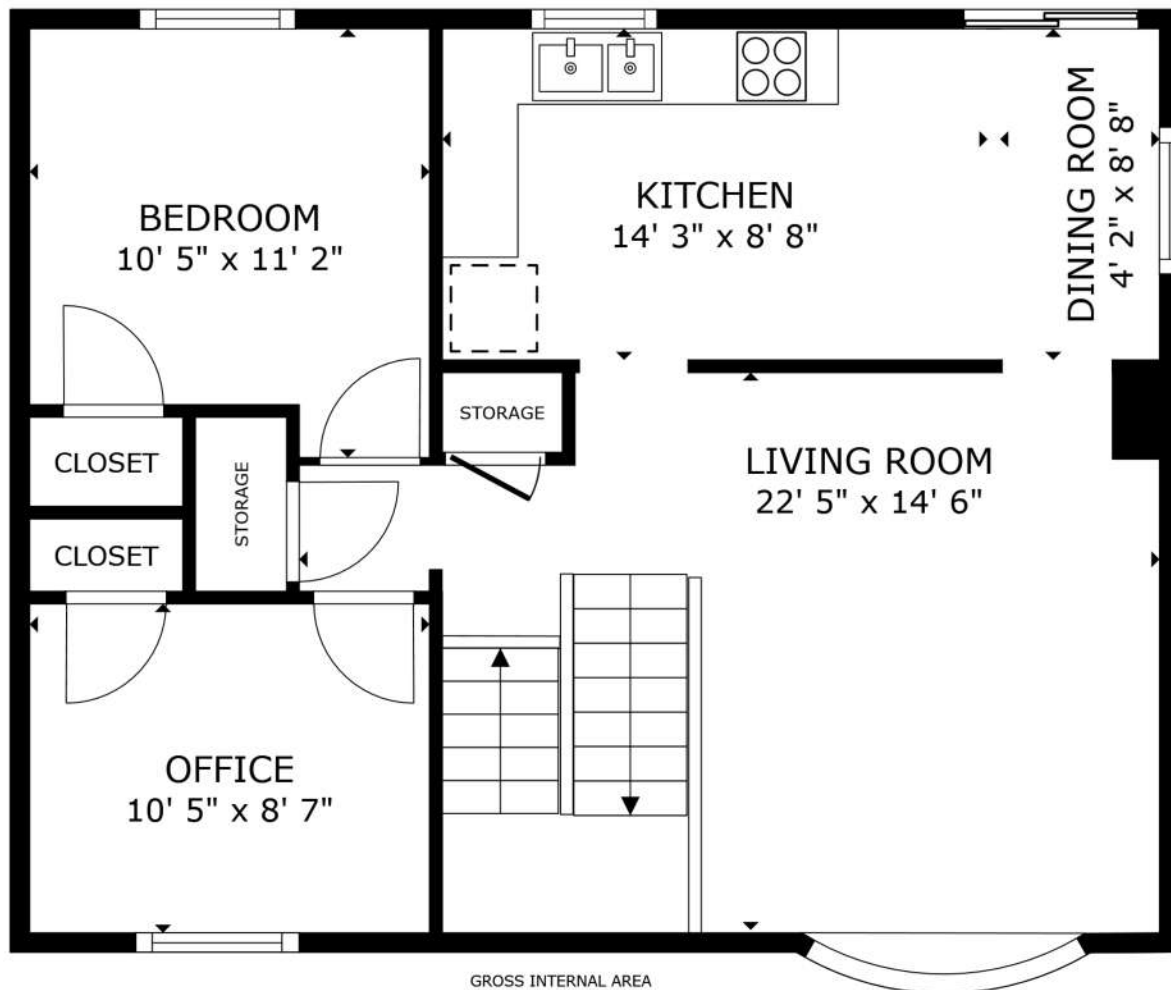


1394
Square Feet

This inviting split-entry home makes the most of its space with bright living areas, practical updates, and a layout that adapts to many lifestyles. With two bedrooms on the main level, a flexible finished lower level, and extensive improvements completed in recent years, it offers move-in comfort with long-term peace of mind. A powered shed, upgraded deck, and manageable yard add even more value to this easy-to-care-for property.



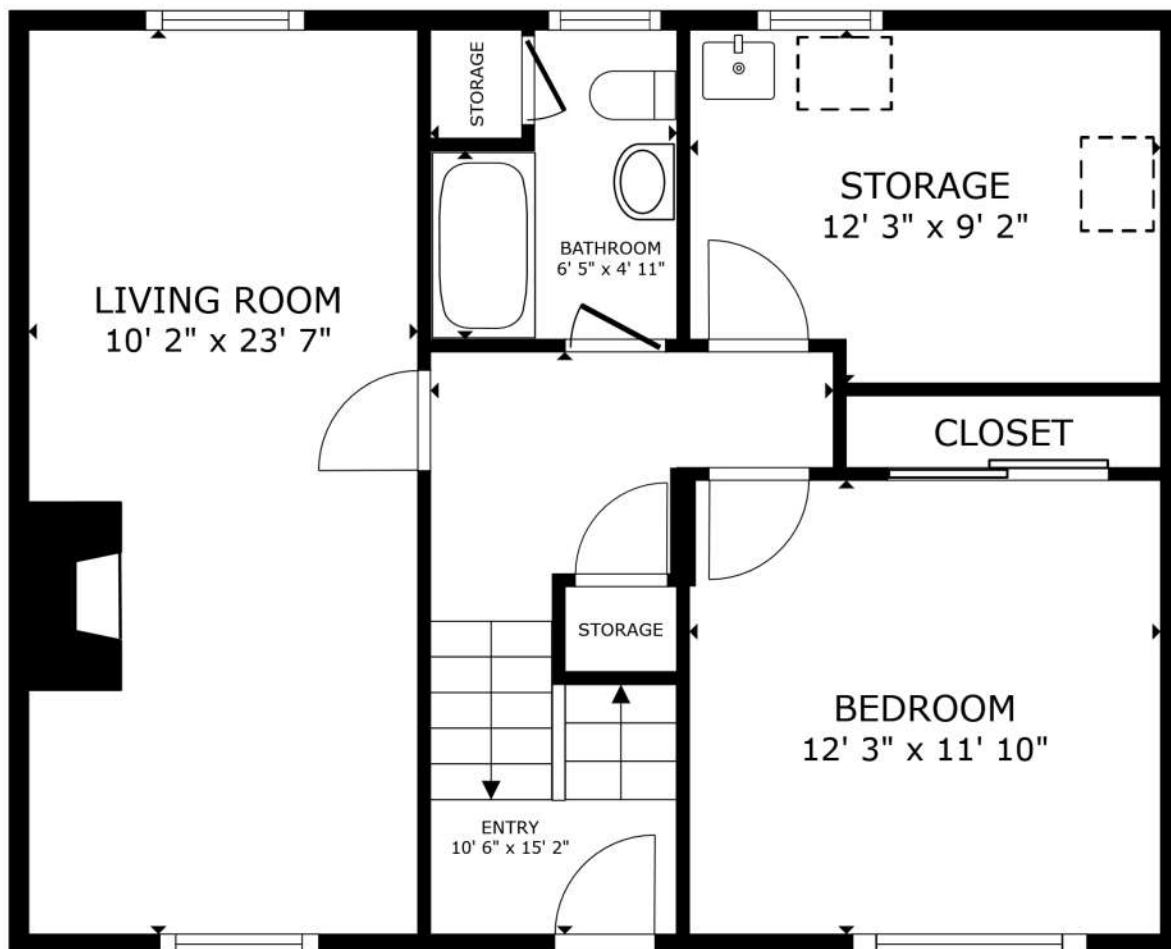
MAIN LEVEL



GROSS INTERNAL AREA
FLOOR 1 695 sq.ft. FLOOR 2 699 sq.ft.
TOTAL : 1,394 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LOWER LEVEL





FEATURES & UPDATES

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

- Bright split-entry layout
- Hardwood floors on main level
- Ductless split heat pump
- Eat-in kitchen
- Finished lower level with propane fireplace
- 3 bedrooms, 1 full bathrooms
- 10×12 powered shed with loft & workbench
- 10×14 deck with privacy walls + gate
- Manageable yard with room for gardening
- Laundry + excellent storage
- Oct 2024: Closet modification for proper 9" clearance from smoke pipe (WINMAR contracted by Irving)
- Jul 2024: Replaced normally closed back-water valves with code-compliant normally open valves (Leachman's Plumbing & Heating)
- Oct 2022: Polyurethane foundation crack injection (Atlantic Brick & Stone)
- Oct 2022: Built 10×12 shed with loft + powered workbench (Double Check Handyman)
- Sept 2022: Built 10×14 deck with 2 privacy walls + custom gate (Four Season's Renovations)
- Jul 2022: New Masonite steel front door
- May 2022: Attic insulation upgraded to R50 cellulose (Matt's Insulation Ltd.)
- Apr 2022: Installed Vanee V150H air exchange system (Degree Residential Inc.)
- Apr 2022: Installed steel roof with ice rails (The Country Roofer)
- Nov 2018: Aluminum wiring treated & pigtailed to code (Rickard Electric Ltd.)





CLASSIC DESIGN THAT IS FULL OF CHARACTER

Inside, the home feels warm and functional, starting with a bright living room featuring hardwood floors and a ductless heat pump for efficient heating and cooling. The eat-in kitchen is designed for everyday convenience, offering room for casual dining without sacrificing flow. Down the hall are two comfortable bedrooms—perfect for simple, manageable living. The finished lower level adds versatility with a cozy family room and propane fireplace, ideal for lounging, studying, or guests. A third bedroom, full bathroom, laundry area, and great storage complete the layout. With thoughtful updates and a practical design, the interior delivers comfort without complication.



An aerial photograph of a suburban neighborhood during autumn. The trees are in various stages of color change, with vibrant yellows, oranges, and reds interspersed with green foliage. In the background, a wide river flows, with a long bridge spanning across it. The sky is filled with soft, white clouds. The overall scene is peaceful and scenic.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“This home has been incredibly easy to live in—comfortable inside, low-maintenance outside, and located in a great neighbourhood. The recent upgrades were chosen carefully for long-term peace of mind. It’s been a wonderful place to call home.”



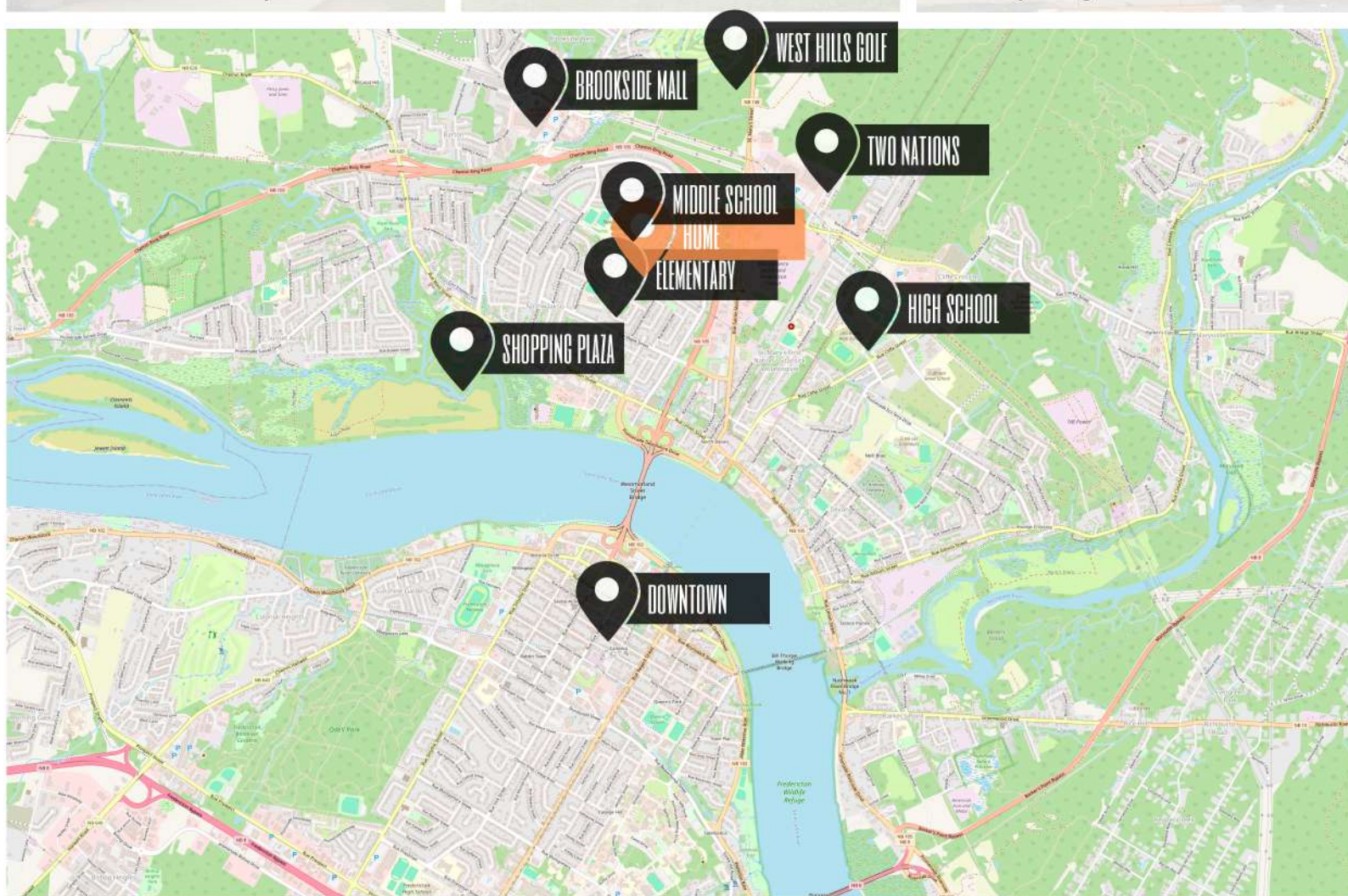
GRADES K - 5
Park Street Elementary School



GRADES 6 - 8
Nashwaaksis Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

A GREAT COMMUNITY FOR ALL

Located on Fredericton's Northside, Lilac Crescent offers a quiet residential setting close to schools, parks, shopping, and transit. It's a walkable, friendly area with quick access to the Bridge, making it easy to reach downtown or uptown in minutes. The neighbourhood is ideal for anyone wanting convenience without the bustle.



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