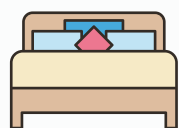


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BROOKSIDE WEST | FREDERICTON

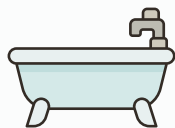
An updated 3-bedroom bungalow in Fredericton's Brookside West area offering a smart one-level layout, a spacious private primary suite, a bright 14 x 14 sunroom addition, finished lower-level rec space, and extensive outdoor improvements that add privacy, function, and curb appeal.





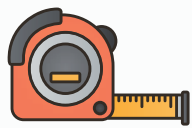
3

Bedrooms



3

Bathrooms



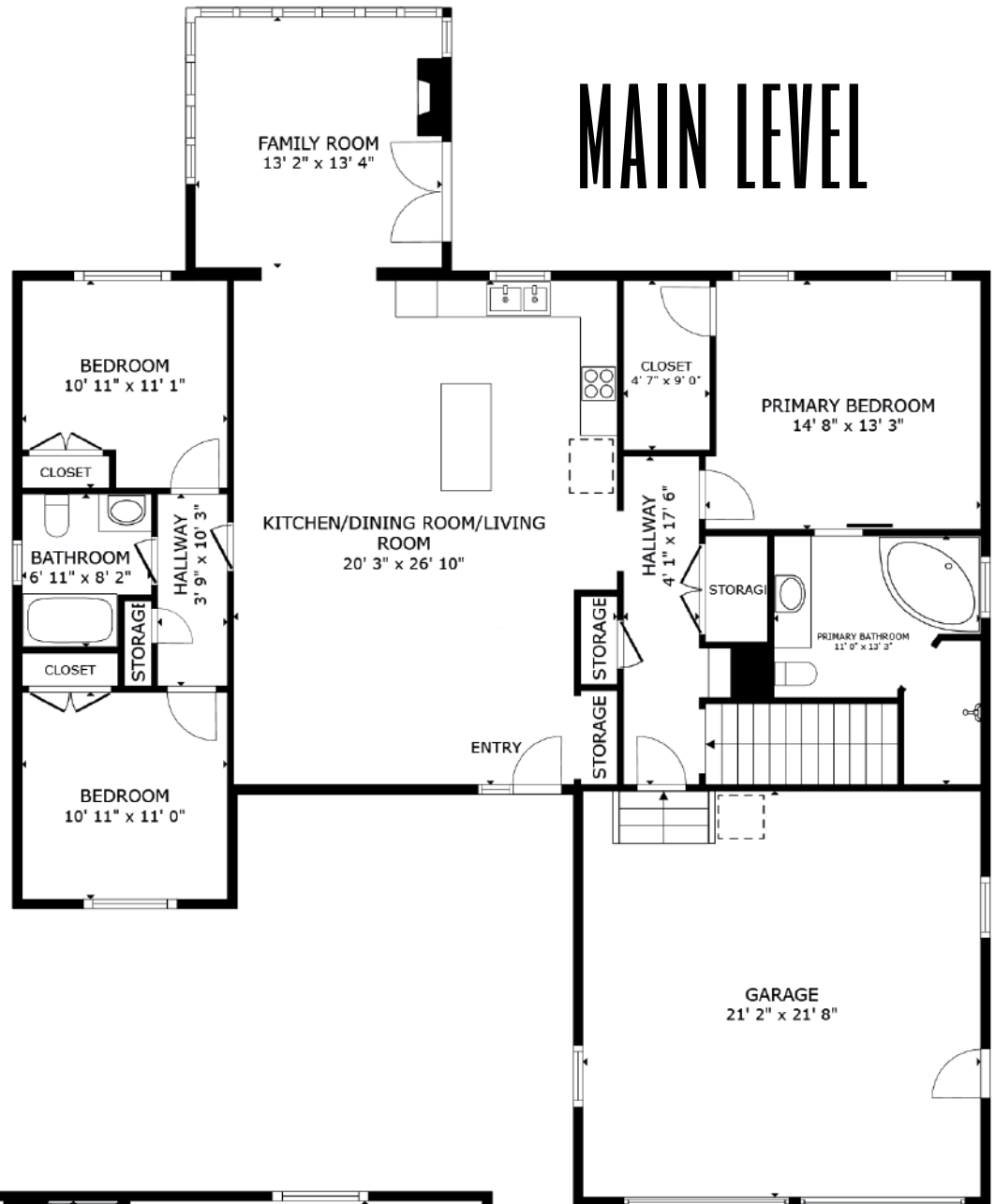
2972

Square Feet

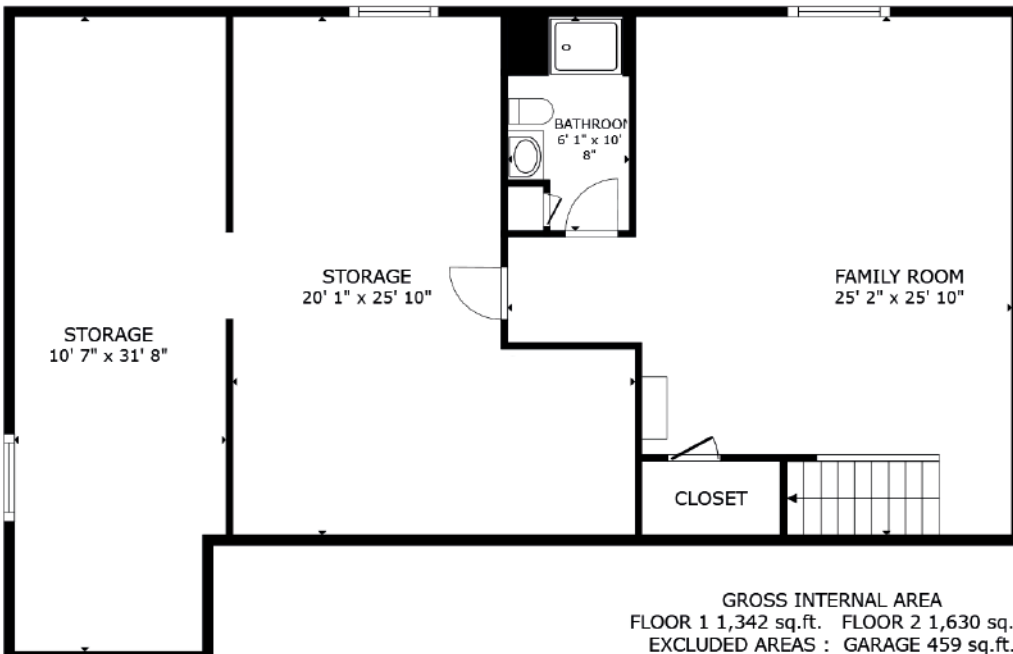
Beautifully updated and thoughtfully laid out, this 2018 bungalow offers comfortable main-level living with the added flexibility of finished space downstairs. The open-concept kitchen, dining, and living area forms the heart of the home, while the refreshed kitchen features painted cabinetry, a new quartz countertop, and an undermount sink. A bright 14 x 14 sunroom extends the living space, and the lower-level rec room, full bath, and storage add even more versatility.



MAIN LEVEL



LOWER LEVEL



GROSS INTERNAL AREA
 FLOOR 1 1,342 sq.ft. FLOOR 2 1,630 sq.ft.
 EXCLUDED AREAS : GARAGE 459 sq.ft.
 TOTAL : 2,972 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-bedroom, 3-bathroom bungalow
- Built in 2018
- Single-level main floor layout with full basement
- Primary bedroom with walk-in closet and spacious ensuite
- Ensuite with corner tub and tiled walk-in shower
- Main-floor laundry
- 14 x 14 sunroom addition
- Large lower-level rec room
- Full bathroom on the lower level
- Attached double garage
- Ducted heat pump plus electric baseboard heating
- Ceramic, laminate, and wood flooring
- Municipal water and sewer



Kitchen & Interior Updates

- Kitchen cabinets painted in 2023
- Quartz countertop with undermount sink in 2025
- LG stackable washer and dryer in 2024
- Main bath enlarged & bedroom closet added (2025)
- Partial wall along stairway removed for easier furniture access to lower level

Exterior & Yard Improvements

- Front interlock walkway added in 2022
- Interlock retaining wall/front garden added in 2022
- New upper and lower decks with skirting and gated access in 2024
- Privacy screen added to lower deck in 2025
- New side gates in 2024
- New rear fencing with gate in 2024
- Rear and side yard landscaping enhanced with many new trees and colourful vines for privacy
- Low-maintenance garden with edging
- Storage shed included
- Paved double driveway



An aerial photograph of a suburban neighborhood. The houses are mostly two-story with grey or blue roofs. Many have swimming pools in their backyards. The trees are in various shades of green and yellow, suggesting autumn. A road curves through the middle of the neighborhood. A semi-transparent white box is overlaid on the center of the image, containing text.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“We’ve really appreciated how comfortable and easy this home has been to live in. The main floor layout is practical and welcoming, with open living spaces that make everyday routines feel simple and connected. The sunroom has been a favourite spot to relax, and the outdoor improvements have made the yard feel private, usable, and easy to enjoy.

What stands out most is how well the home balances function and comfort. From the spacious primary suite to the extra room downstairs, there’s flexibility here for different needs and stages of life. It has been a well-cared-for home, and we hope the next owners enjoy it as much as we have.”



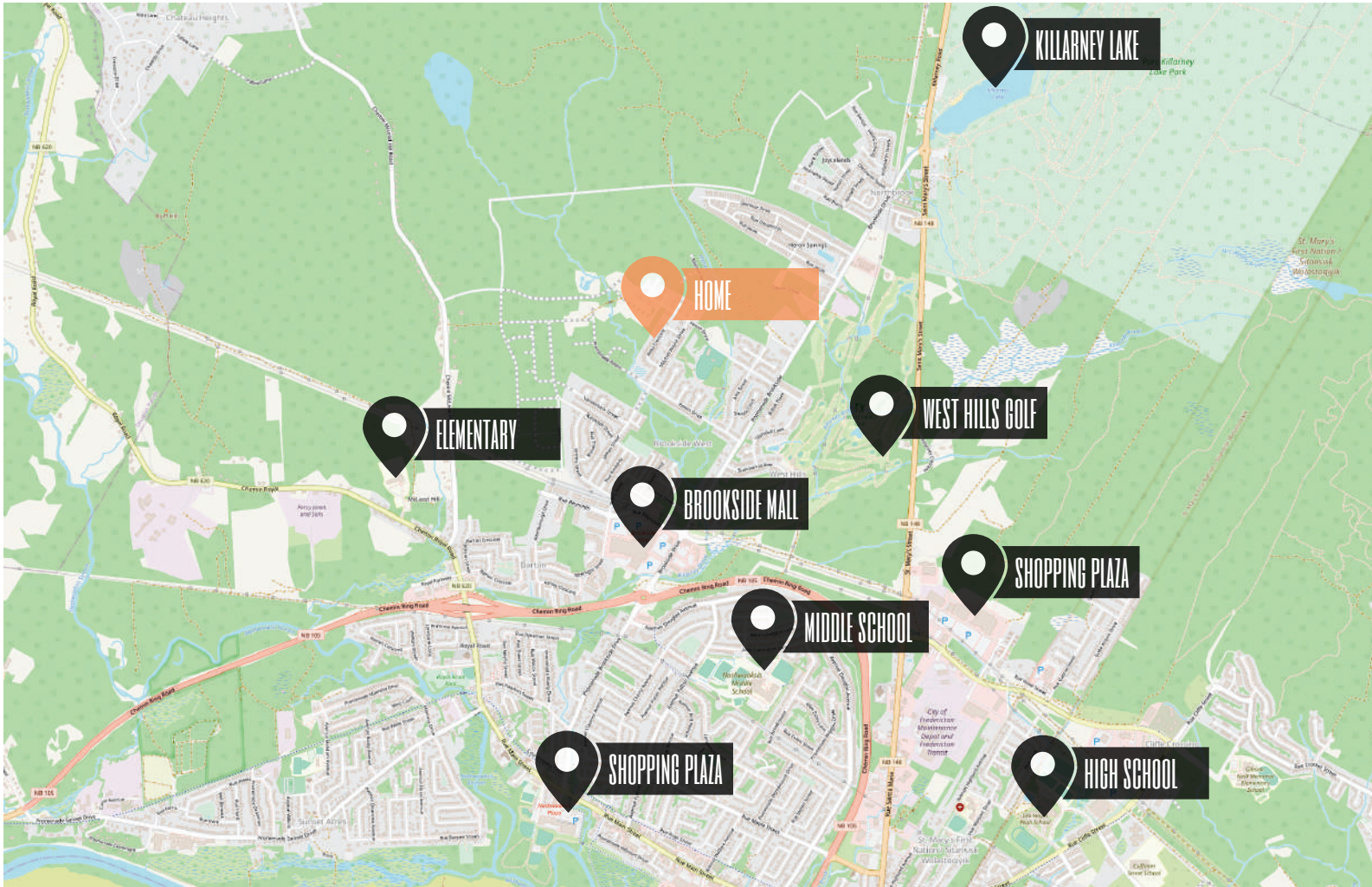
GRADES K - 5
Nashwaaksis Memorial School



GRADES 6 - 8
Nashwaaksis Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

Located in a desirable neighbourhood, this home is close to schools, parks, and shopping, offering both convenience and community. Enjoy easy access to local amenities, walking trails, and recreational facilities like West Hill Golf Club, making it perfect for families and professionals alike. With a welcoming atmosphere and a prime location, this area provides the perfect blend of comfort and accessibility.



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