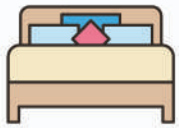


16 BROWNSTONE LANE

NORTHSIDE | FREDERICTON

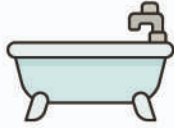
A well-located three-storey townhouse on Fredericton's Northside offering 3 bedrooms, 2 bathrooms, an attached garage, flexible bonus living space, and a fenced backyard with deck views in a low-maintenance setting.





3

Bedrooms



2

Bathrooms

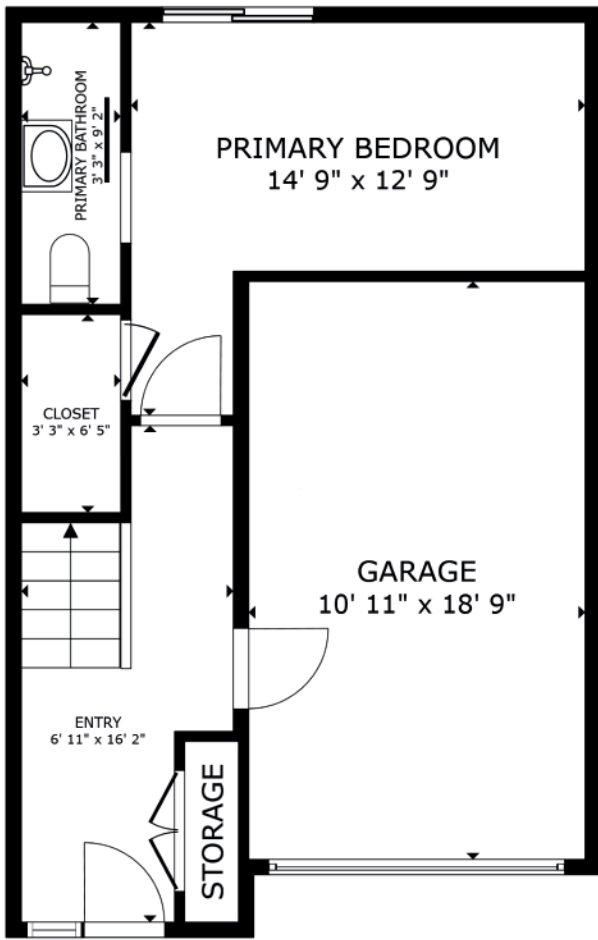


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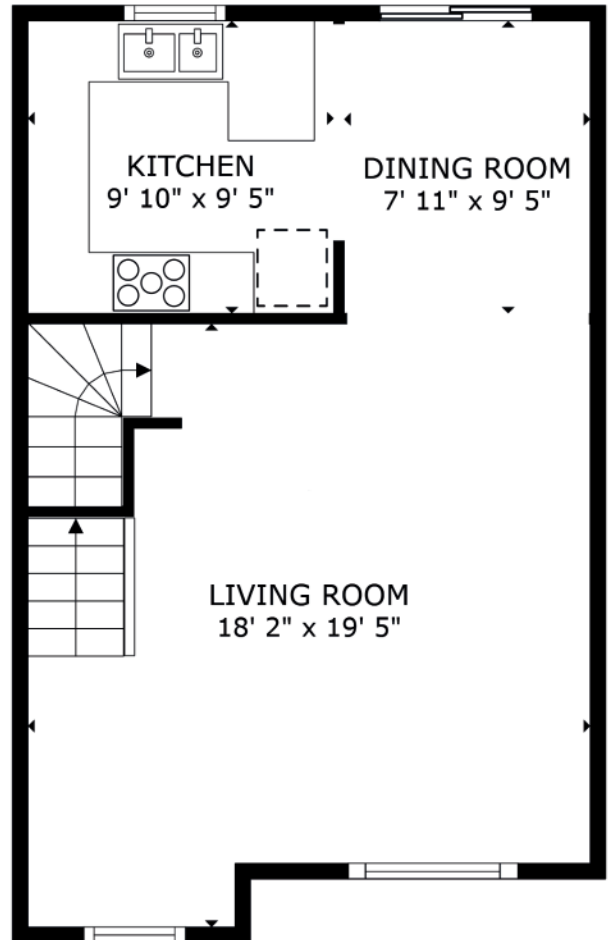
Square Feet

This three-storey townhouse offers a layout that feels both practical and comfortable, with an attached garage, bonus ground-level living space, and direct access to a fenced backyard. The bright main floor brings together the kitchen, dining area, and living room in an open design with hardwood floors and a ductless heat pump, while the top level features 3 bedrooms, a full bathroom, and conveniently placed laundry. Condo fees cover lawn care, snow removal, and water/sewer.

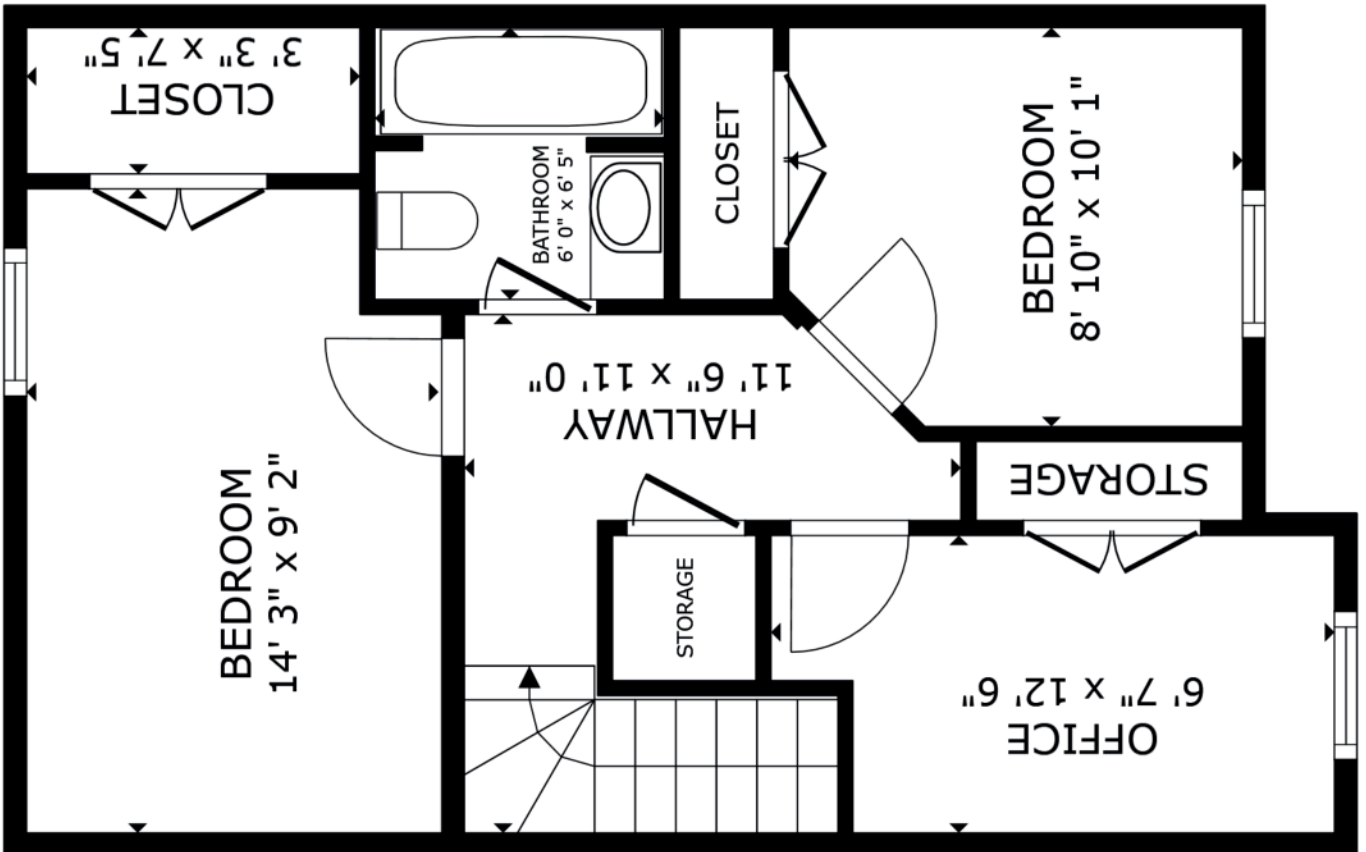




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 307 sq.ft. FLOOR 2 506 sq.ft. FLOOR 3 494 sq.ft.
 EXCLUDED AREAS : GARAGE 205 sq.ft.
 TOTAL : 1,308 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

Home Features

- 3-bedroom, 2-bathroom townhouse
- Three-storey layout
- Built in 2013
- Attached single garage with interior entry
- Ground-level foyer and versatile bonus living space
- Full bathroom on the ground level
- Open-concept main floor with kitchen, dining area, and living room
- Hardwood flooring
- Ductless heat pump plus electric baseboard
- Top-floor laundry located by the bedrooms
- Air exchanger

Outdoor & Property Features

- Fully fenced backyard
- Private back deck
- Cleared rear view from the deck
- Stone and vinyl exterior
- Asphalt shingle roof
- Paved single-width driveway
- Storage shed included

Convenience & Lifestyle Features

- Monthly condo fee of \$247 includes lawn care, snow removal, and water/sewer
- Additional nearby parking lot beside the lane
- Close to schools, recreation, and Willie O'Ree Place
- Bus service, high-speed internet, garbage pickup, and recycling pickup available

Utilities & Services

- Average utilities approximately \$150 monthly
- Rogers Xfinity internet available
- Bell service also available





An aerial photograph of a residential neighborhood. The houses have light-colored walls and reddish-brown roofs. A road with a white curb runs through the middle of the neighborhood. In the foreground, there is a grassy area with some trees and a fence. The background shows more houses and a road with a blue car.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“This home is cozy safe and well located. It is my first home and the place where I started my family. The essentially private lane provides a sense of safety and community. The cleared lot behind allows for a great view that sometimes includes seeing families of deer! If you need someone to keep a package safe while you’re out, the Brownstone Facebook group has your back! I especially find it impressive that it is super quiet and I never hear either of my neighbours from inside the house (one had a newborn that I’m sure was crying lots). This home has brought lots of wonderful memories to me and I hope it’ll do the same for its next owner!”



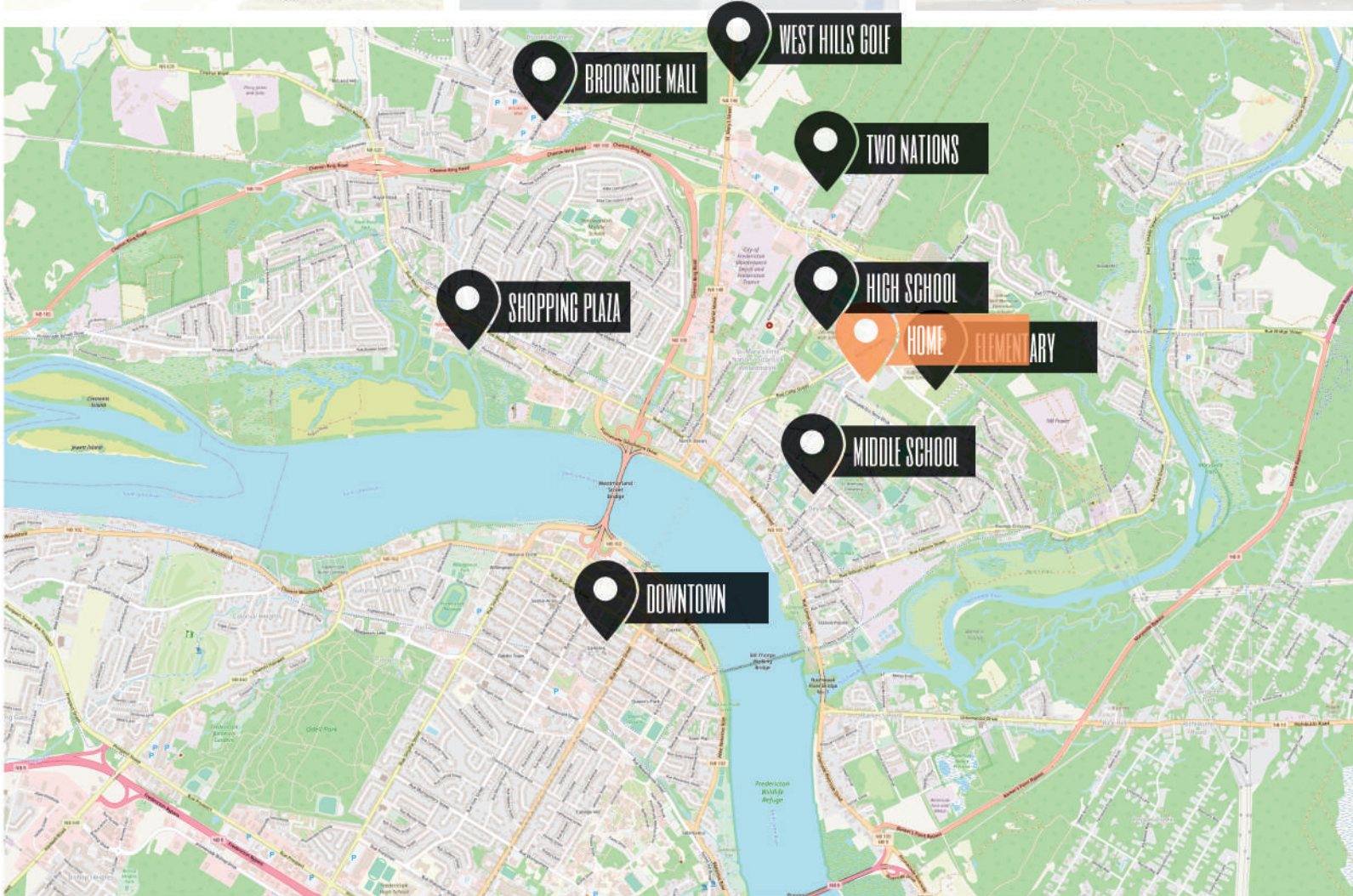
GRADES K - 5
Barkers Point Elementary School



GRADES 6 - 8
Devon Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

A GREAT COMMUNITY FOR ALL

Located on Fredericton's Northside, Brownstone Lane offers a practical setting for buyers who want quick access to daily amenities without heavy exterior maintenance. Schools, recreation, transit, and Willie O'Ree Place are all nearby, while the lane itself adds a quieter feel. It's a strong fit for first-time buyers, downsizers, or anyone looking for a home that balances space, convenience, and manageable upkeep.



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