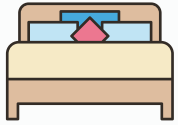


18 SHORE STREET

DOWNTOWN | FREDERICTON

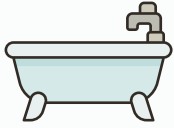
A beautifully updated character home in Fredericton's Downtown area offering 3 bedrooms, 2 bathrooms, flexible living spaces, preserved original charm, and meaningful efficiency-minded upgrades. With the university just steps away, a walking trail at the end of the street, and extensive recent work inside and out, 18 Shore Street offers a rare mix of warmth, practicality, and location.





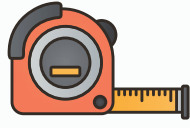
3

Bedrooms



2

Bathrooms



1820

Square Feet

18 Shore Street blends original character with thoughtful modern improvement in a way that feels both warm and practical. The main level offers bright, flexible living spaces, an opened-up living room, a front parlour, a character-filled dining area with built-ins, and a full bathroom with a refinished clawfoot tub and double sinks. Upstairs, 3 bedrooms, a second bath, and an additional flex room add versatility





FEATURES & UPDATES

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

Home Features

- 3-bedroom, 2-bathroom two-storey home
- Located in Fredericton's Downtown area
- Renovated while preserving original character
- Bright main living room with a more open layout
- Front parlour for sitting room or quiet retreat
- Dining area with original china cabinet
- Main-floor full bath with refinished clawfoot tub, double sinks, and washer/dryer hook-up
- Well-appointed kitchen with direct backyard access
- Additional second-floor flex room for office, reading nook, playroom, or guests
- Refinished original wood flooring
- Quality vinyl flooring in select areas

Updates & Improvements

- Two heat pumps under extended warranty
- NB home-energy efficiency tested at 80%
- Spray-foam insulation in the basement
- 2024: New roof on house and shed
- 2024: Shed levelled
- 2025: Built new front porch
- 2025: Brand new exterior paint job
- 2025: Siding repair and replacement
- New yard fence sealed with pressurized wood
- 2020 and 2025: Some plumbing replaced
- 2023: Radon test passed
- Living room opened up for a brighter, more comfortable layout
- Dead or ill trees removed
- Backyard soil replaced with nutrient-dense soil
- Pollinator-friendly yard regrown with red and white clover, chamomile, and alfalfa
- Perennial bushes planted in the front and backyard in 2022 and 2025





An aerial photograph of a city, likely Burlington, Vermont, showing a river, a bridge, and a prominent church steeple. The image is slightly blurred to create a soft background for the text overlay.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“This property has been thoughtfully improved over time with a focus on preserving its character while making meaningful updates for comfort, function, and long-term value. From the interior improvements to the exterior work and yard enhancements, care has been taken to create a home that feels welcoming, practical, and well maintained. The Downtown location near the university and trail access has also made it an especially appealing property.”



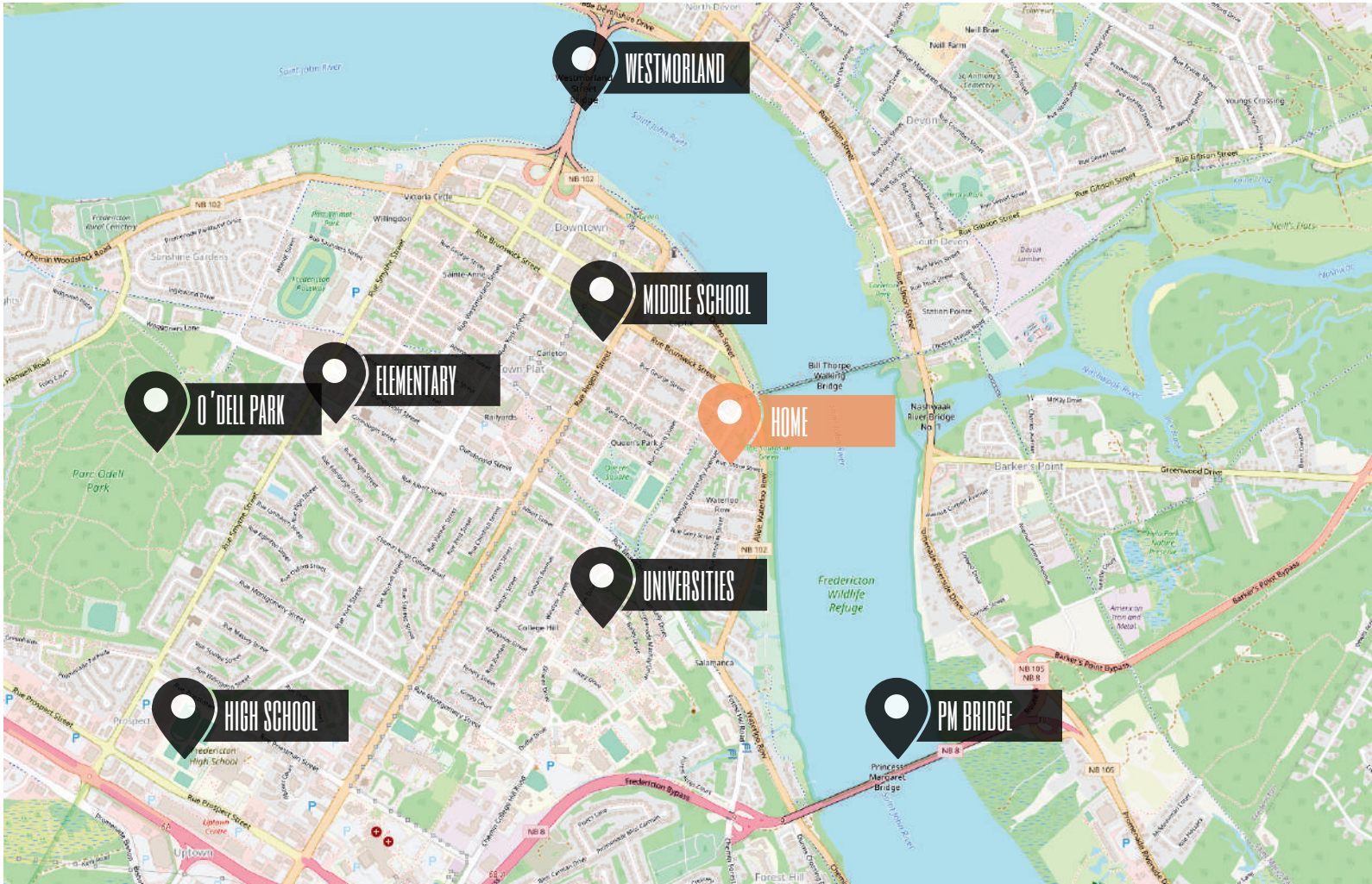
GRADES K - 5
Connaught Street Elementary



GRADES 6 - 8
George Street Middle



GRADES 9 - 12
Fredericton High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

This location offers a strong combination of walkability, local character, and day-to-day convenience. With the university just steps away and a walking trail at the end of the street. The property also has a meaningful connection to the area through the R.M. Vaughan Memorial Free Library, built and installed here as a neighbourhood landmark.



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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