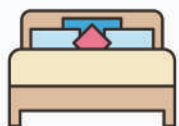


72 MAIN STREET

NASHWAAKSIS | FREDERICTON

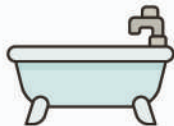
A charming two-storey home in Nashwaaksis offering 3 bedrooms, 2 full bathrooms, a spacious open kitchen, refreshed character throughout, and a fenced backyard in a convenient Fredericton location.





3

Bedrooms



2

Bathrooms



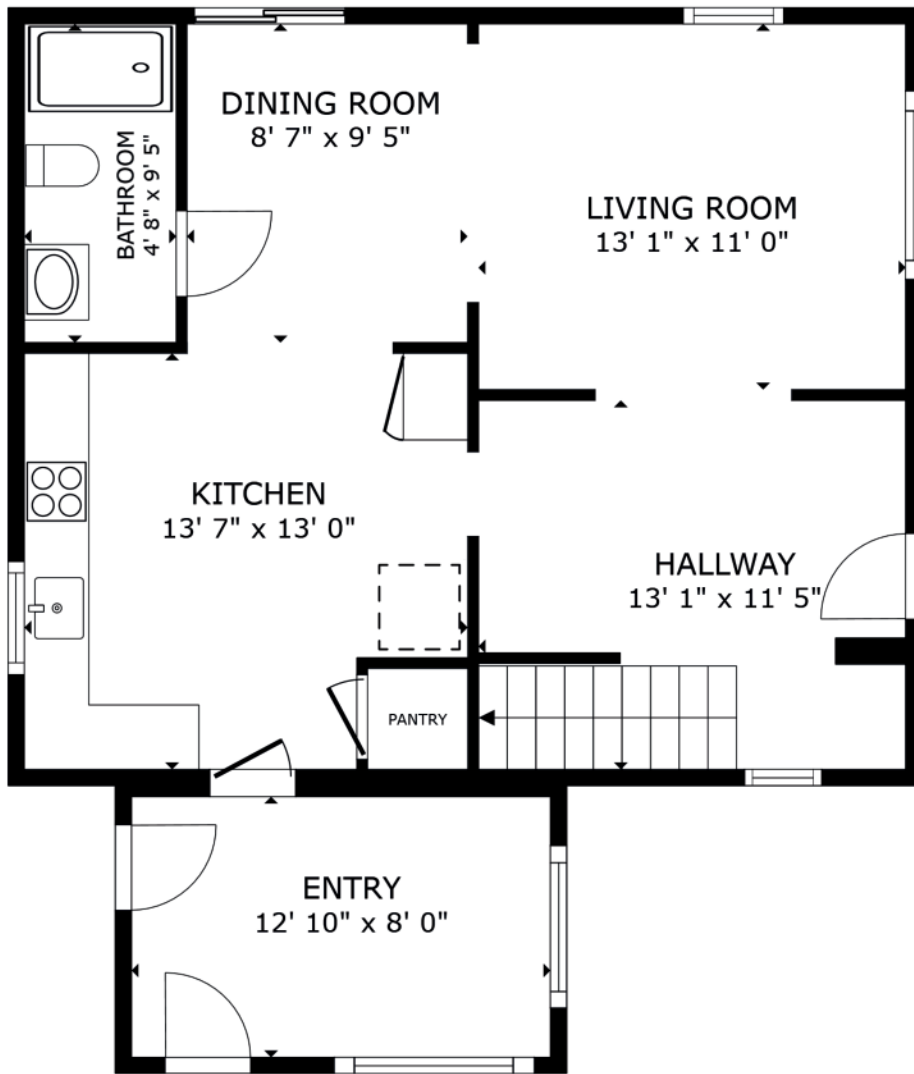
1348

Square Feet

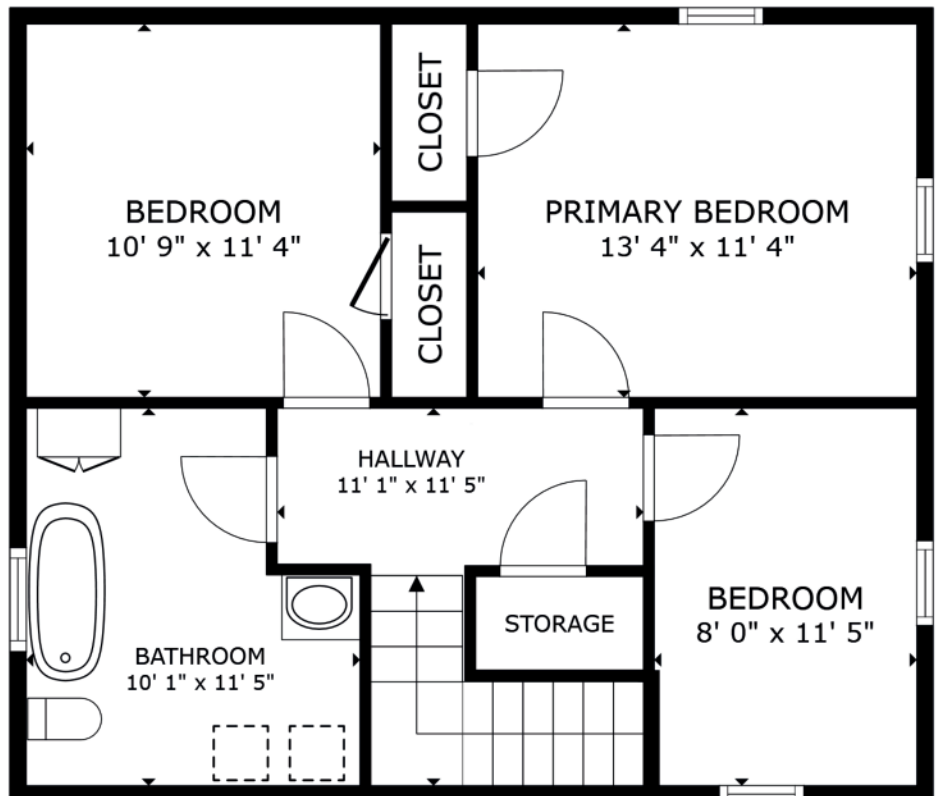
The main level features a mudroom/sunroom entry, large open kitchen, dining area, living room, and a fully renovated bathroom that adds a fresh modern touch. Upstairs you'll find 3 bedrooms and a full bathroom with laundry, while the fenced backyard and usable basement storage space add everyday practicality.



MAIN LEVEL



SECOND LEVEL



FEATURES & UPDATES

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

- 3-bedroom, 2-bathroom two-storey home
- Located in Fredericton's Nashwaaksis area
- Large open kitchen with plenty of room to cook and gather
- Mudroom/sunroom entry adds flexible everyday space
- Fully renovated main-level bathroom
- Refreshed hardwood floors
- Open dining and living room layout
- Full bathroom with laundry on the second level
- Fenced backyard ideal for kids, pets, gardening, or relaxing
- Basement with concrete floor for storage or hobby use
- Spray foam insulation with fire barrier protection on basement walls
- Municipal water and sewer
- Double-width gravel driveway
- Vinyl exterior and asphalt shingle roof





An aerial photograph of a residential neighborhood. In the foreground, there are several houses with different colored roofs (blue, grey, brown) and some snow on the ground. A road runs diagonally through the scene. In the background, a large, light blue lake is visible, with a long bridge spanning across it. The sky is clear and blue.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

One of the things we've loved most about this home is the character it offers while still being practical for everyday living. The main floor feels welcoming and functional, especially with the large kitchen, open living spaces, and updated bathroom, while the fenced backyard has been a great extension of the home outdoors. It has a warm, comfortable feel that is hard to replicate, and the location makes day-to-day life easy.

The fenced-in yard has been incredible and it's hard to beat the location. Close to everything you need without the need for a car!



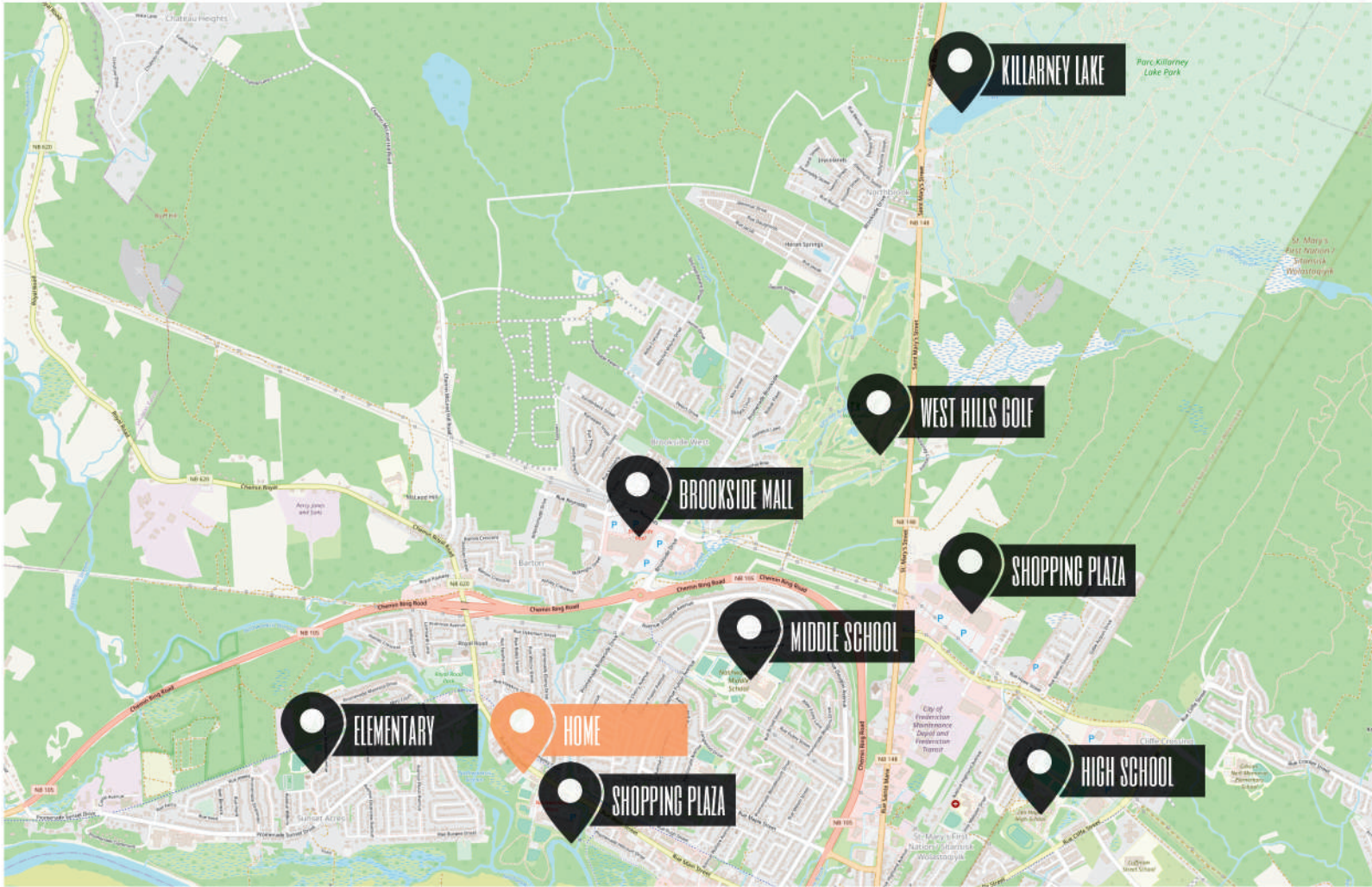
GRADES K - 5
Sunset Acres Elementary School



GRADES 6 - 8
Nashwaaksis Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

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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This is not intended to solicit those who are currently working with another real estate company - we cooperate fully with other agents