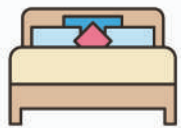


41 BRISTOL STREET

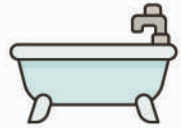
SKYLINE ACRES | FREDERICTON

An accessible Fredericton South bungalow offering 4 bedrooms, 2 full bathrooms, a bright updated main level, and a fully finished lower level with excellent flexibility.





2 + 2
Bedrooms



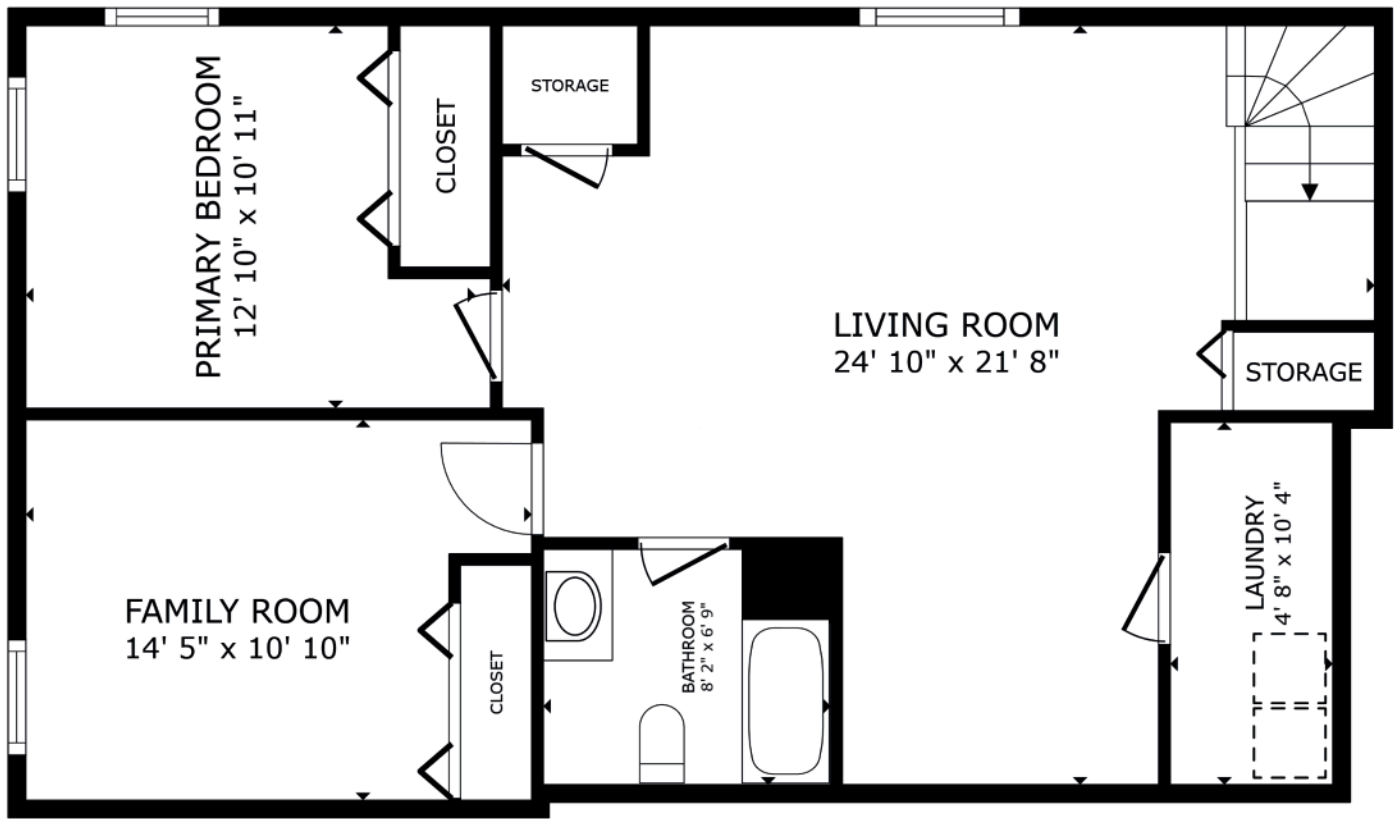
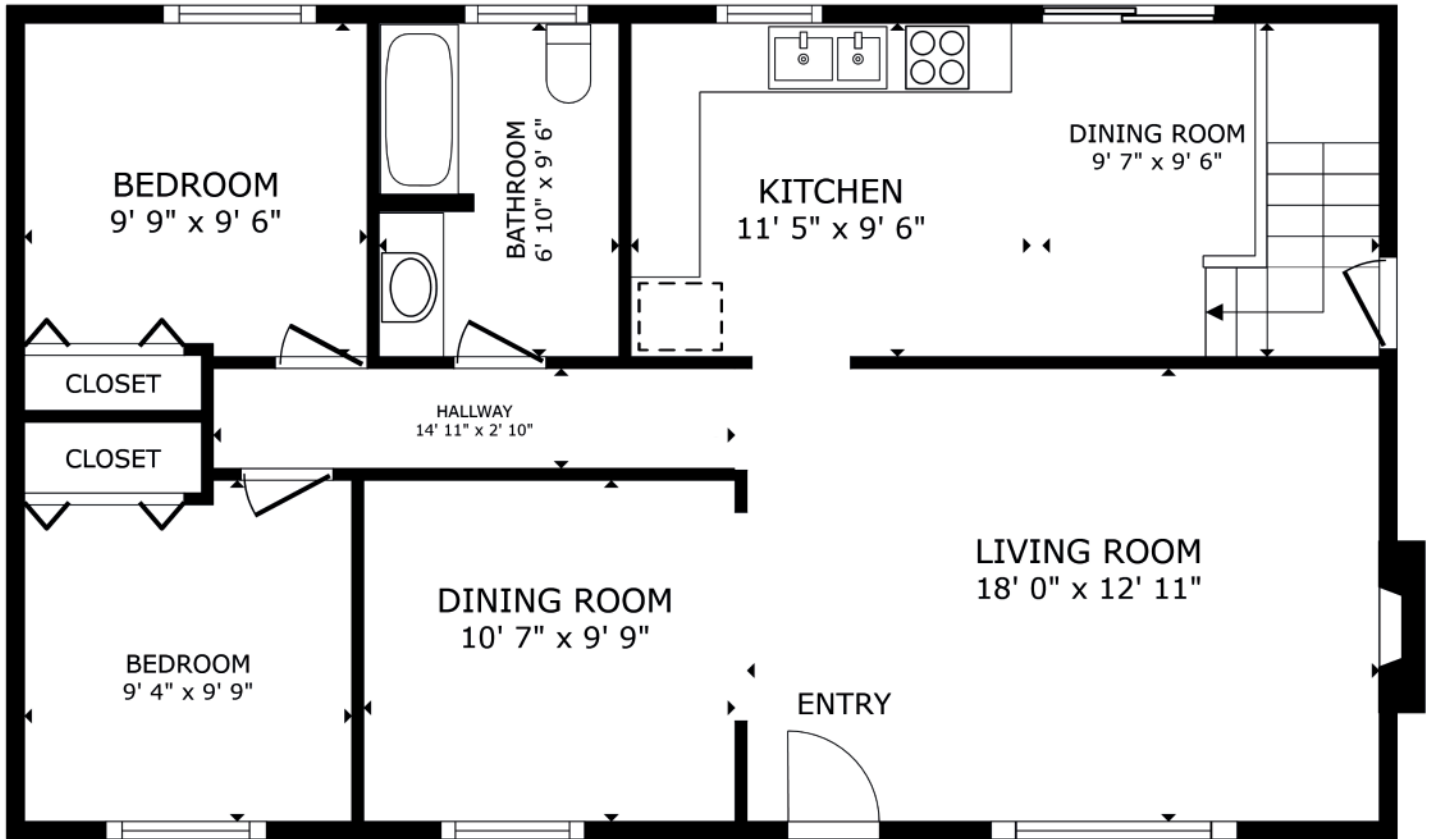
2
Bathrooms



1920
Square Feet

41 Bristol Street offers a practical and thoughtfully adapted layout in Fredericton's Skyline Acres area. The main level includes a dining room, oversized kitchen with sitting nook, two bedrooms, and an accessible bathroom with a walk-in shower, heated tile floor, and wheelchair-height toilet. The finished lower level adds a large family room, two more bedrooms, full bath, laundry, and flexible extra space, while the private backyard adds another layer of appeal and great flow too.





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 825 sq.ft. FLOOR 2 879 sq.ft.
 TOTAL : 1,705 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

- 4 bedrooms total, 2 full bathrooms
- Single-family detached bungalow
- Fully finished basement
- Dining room on the main level
- Oversized kitchen with sitting nook
- Accessible main bathroom with walk-in shower and seat
- Heated tile floor in the main bathroom
- Two main-level bedrooms with wider doorways
- Double closets in two main-level bedrooms
- Ceiling fans in two main-level bedrooms
- Refinished light oak hardwood on the main level
- Ductless heat pump plus electric baseboard heating
- Wheelchair-accessible front deck
- Rear deck off the kitchen overlooking the backyard
- Private backyard with mature surroundings and birdsong
- Extra-wide paved double driveway with room for multiple vehicles
- Storage shed included
- Backs onto the park area of Liverpool Street School

Updates & Improvements

- Finished lower-level offering flexibility
- Heat pump (Spring 2025)
- Kitchen floor (Oct 2025)
- Some new baseboards/thermostats (2023)
- Dishwasher (Fall 2024)
- Dryer (Spring 2024)
- Stove (Spring 2026)





An aerial photograph of a city, likely Seattle, showing a dense residential area with a mix of green trees and colorful rooftops. In the background, a large body of water (likely Puget Sound) is visible under a cloudy sky. 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 purchased this home for our daughter while she attended university, and it proved to be a comfortable, safe, and practical place for her and her friends to live. The location made day-to-day life easy, with quick access to campus, shopping, and other essentials. We also appreciated the amount of space, both inside and out, and the quiet setting at the back of the property.”

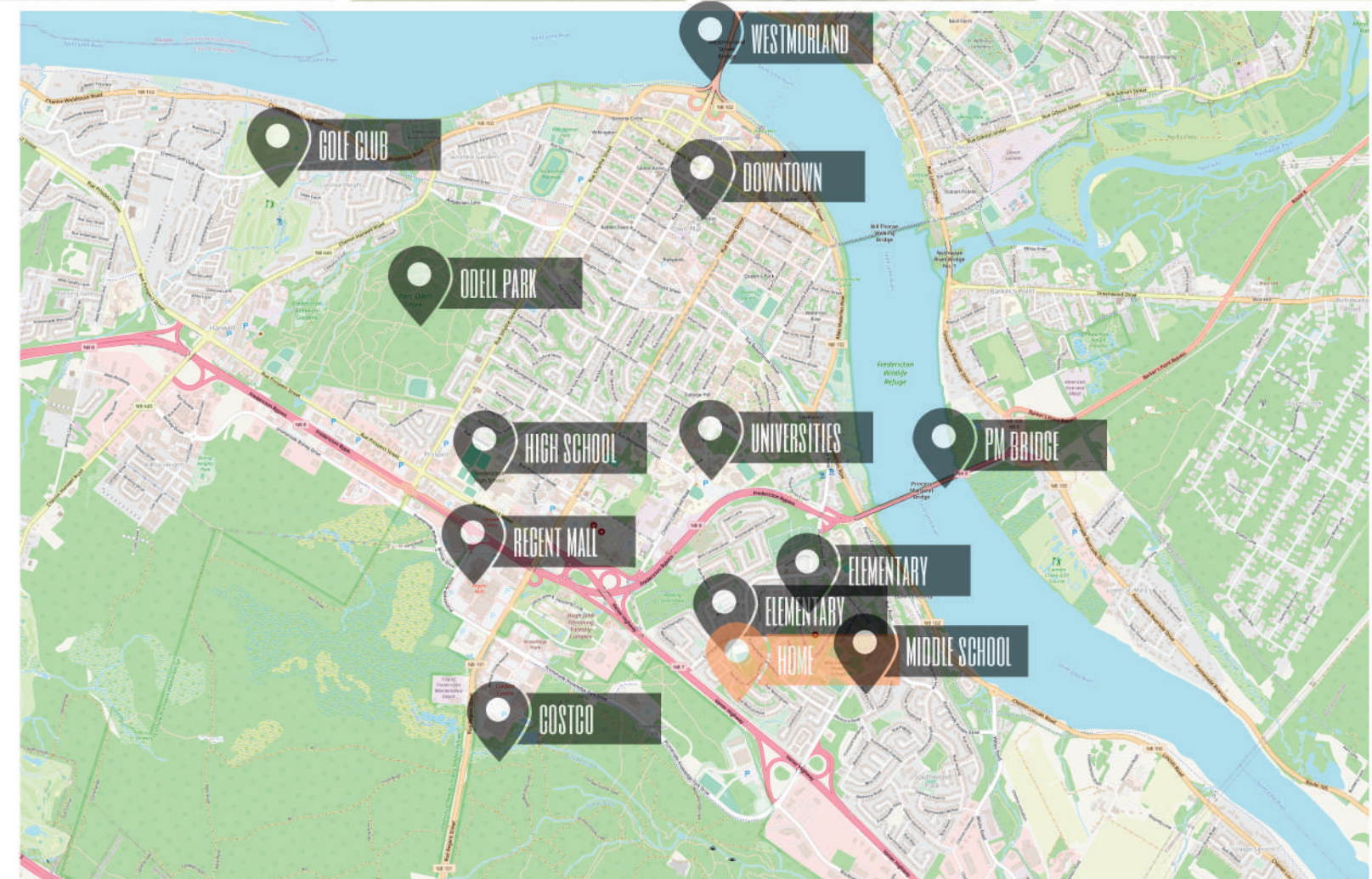


GRADES K - 2
Forest Hill Elementary

GRADES 3-5
Liverpool Street Elementary

GRADES 6-8
Bliss Carman Middle

GRADES 9 - 12
Fredericton High



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

Located in Fredericton South's Skyline Acres area, this home offers the convenience of an established residential setting close to universities, the hospital, shopping, and everyday amenities. Backing onto the park space of Liverpool Street School, the property also enjoys a more private rear setting than many in-town lots. It is a strong option for buyers looking for accessibility, function, and a practical southside location.



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