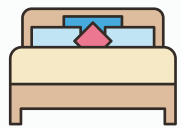


109 MITCHELL WAYNE DRIVE

BROOKSIDE WEST | FREDERICTON

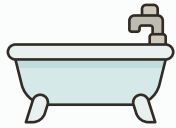
A stylish 2021 bungalow in Fredericton's Nashwaaksis area offering 3 bedrooms, 2 full bathrooms, a bright open-concept layout, a private primary suite, covered back deck, unfinished basement potential, and an attached double garage.





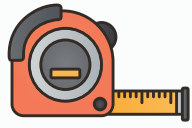
3

Bedrooms



2

Bathrooms



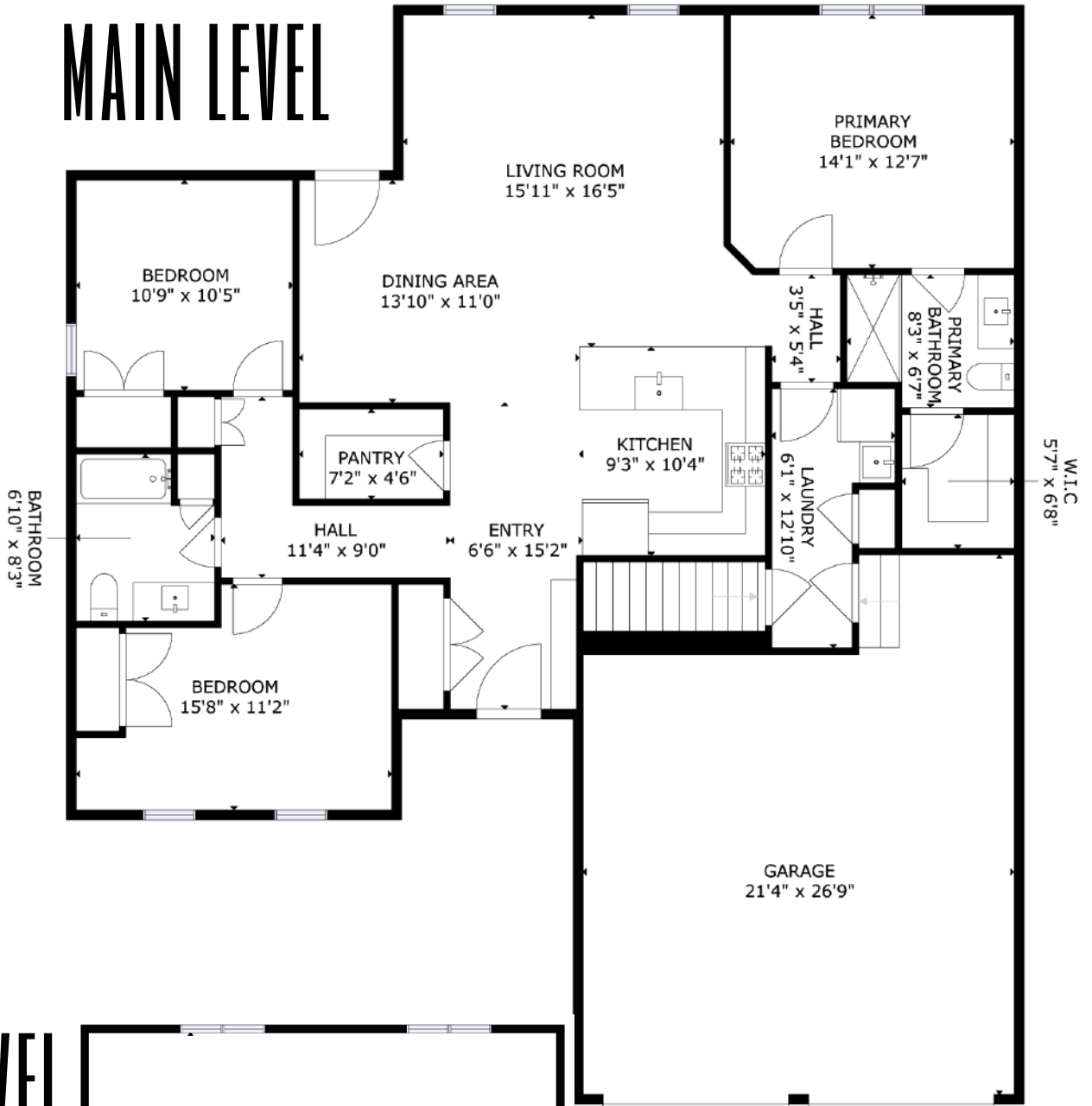
1440

Square Feet

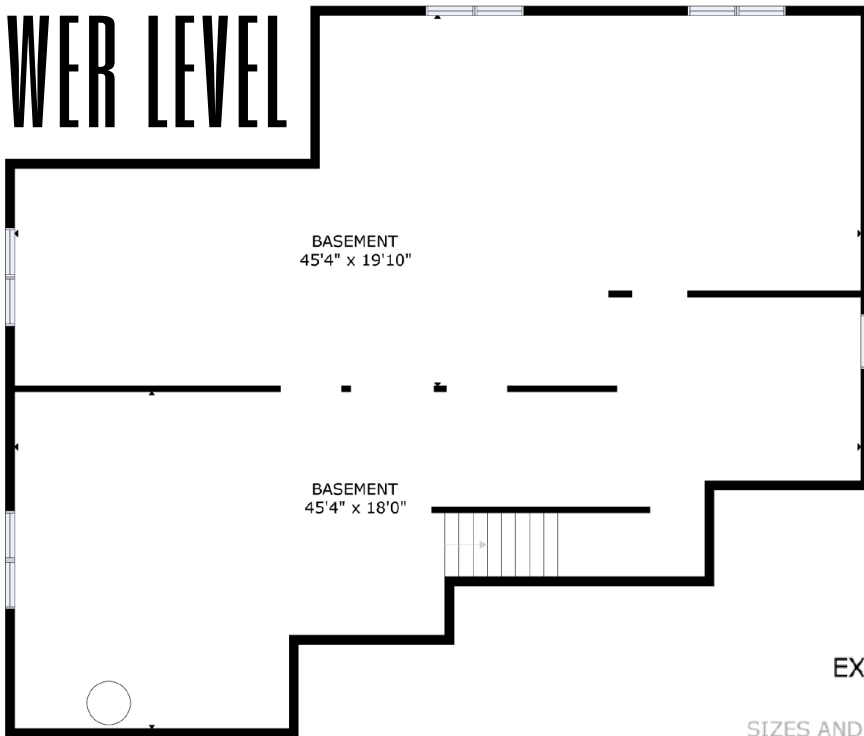
Built in 2021, this well-designed bungalow offers bright, easy one-level living with a layout that feels both practical and polished. The open kitchen, dining, and living area creates a comfortable central gathering space, while the primary suite is privately set apart from the additional bedrooms. A covered back deck, attached double garage, main-floor laundry, and unfinished basement storage add the flexibility many buyers are looking for.



MAIN LEVEL



LOWER LEVEL



GROSS INTERNAL AREA
EXCLUDED AREAS: GARAGE: 504 sq.ft
TOTAL: 1440 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 bungalow
- Built in 2021
- Open-concept kitchen, dining, and living room
- Private primary bedroom with walk-in closet and ensuite
- Two additional bedrooms and second full bathroom on the opposite side of the home
- Main-floor laundry
- Ductless split heat pump in the living room
- Full unfinished basement with storage and future finishing potential

Kitchen Features

- Stainless steel appliances
- Farmhouse sink
- Open shelving
- Clean, modern finish style

Property Features

- Attached double garage
- Paved double-width driveway
- Covered back deck
- Municipal water and sewer
- Concrete foundation
- Vinyl exterior
- Asphalt shingle roof





An aerial photograph of a suburban neighborhood. The houses are mostly two-story structures with light-colored roofs. Many have swimming pools in their backyards. The trees are in various shades of green and yellow, suggesting an autumn setting. 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

“What stood out most about this home was how easy it is to live in day to day. The main level layout is practical, the open main living space feels bright and welcoming, and the separation between the primary suite and the other bedrooms gives the home a really functional flow. The covered back deck has also been a great extension of the living space, whether for a quiet morning coffee or just enjoying some time outside. It’s a home that feels modern, comfortable, and easy to maintain.”



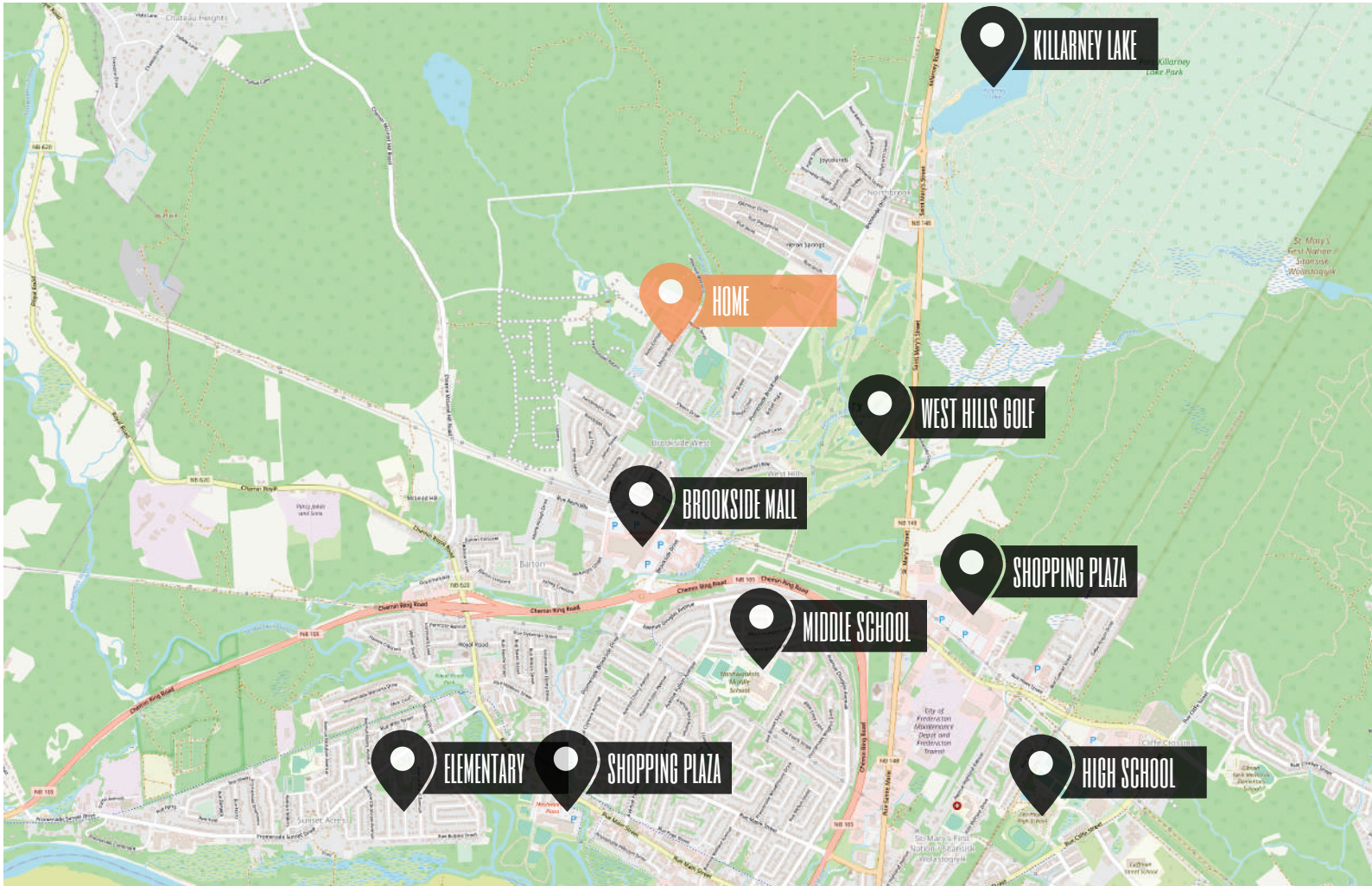
GRADES K - 5
Sunset Acres Elementary



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.



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