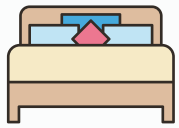


# 140 GARDEN GROVE STREET

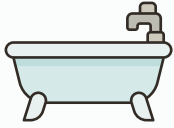
LINCOLN | FREDERICTON

A spacious two-storey Lincoln home offering 4 bedrooms, 3.5 bathrooms, a finished walkout lower level, attached double garage, and a warm, functional layout set against a private treed backdrop.

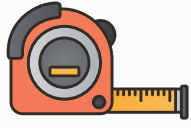




3+1  
Bedrooms



3.5  
Bathrooms

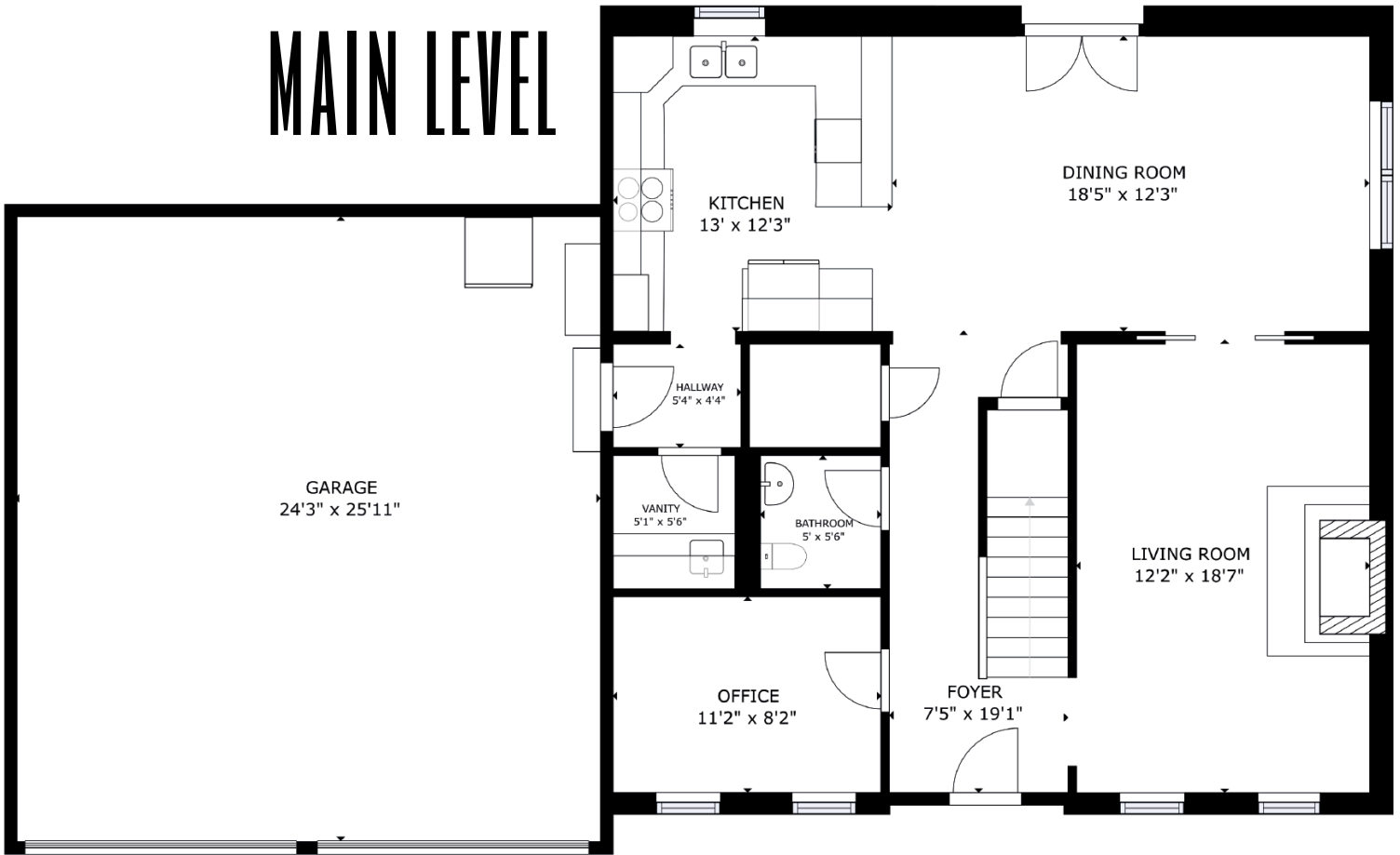


3032  
Square Feet

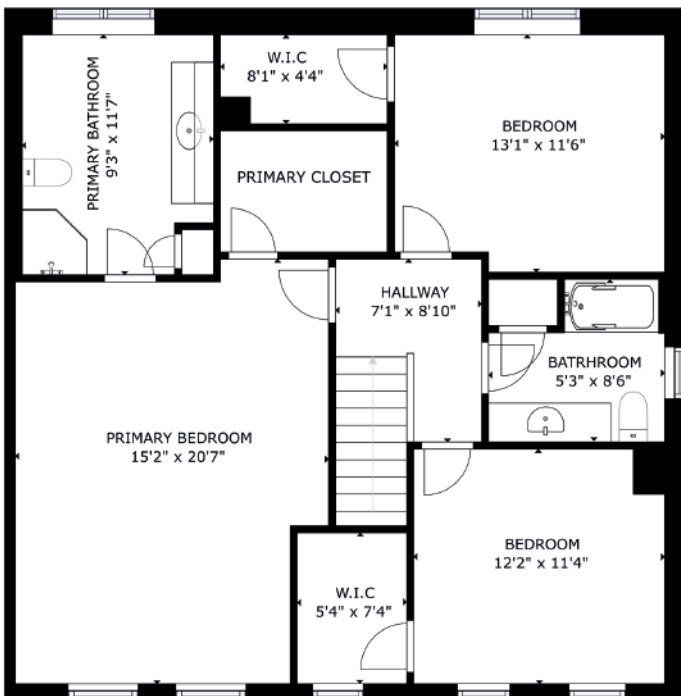
140 Garden Grove Street offers the kind of space that works well for everyday life without feeling oversized or awkward. The main level combines a well-designed kitchen, walk-in pantry, dining area, and inviting living room with stone fireplace, while upstairs features 3 generous bedrooms, each with a walk-in closet. The finished walkout lower level adds even more flexibility with a rec room, gym or flex space, 4th bedroom, full bath, and laundry.



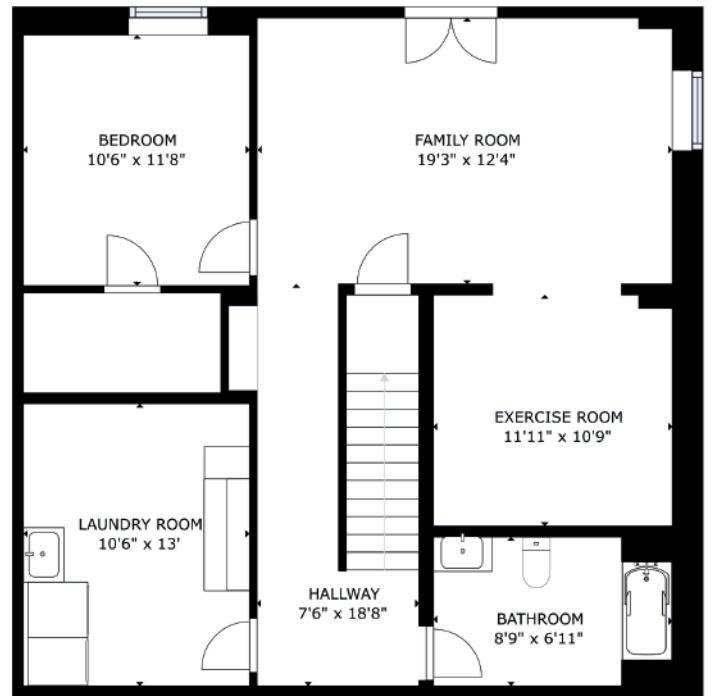
# MAIN LEVEL



# SECOND LEVEL



# LOWER LEVEL



GROSS INTERNAL AREA  
 FLOOR 1: 963 sq ft, FLOOR 2: 1032 sq ft, FLOOR 3: 1037 sq ft  
 EXCLUDED AREAS; GARAGE: 628 sq ft  
 TOTAL: 3032 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-bedroom, 3.5-bathroom two-storey home
- 3,032 sq. ft. total finished space
- Attached double garage
- Stainless steel appliances
- Peninsula island with seating
- Walk-in pantry with extra cabinetry, and sink
- Living room with hardwood flooring, large windows, and stone fireplace
- Ductless heat pump for efficient comfort

## Upper-Level Features

- 3 spacious upstairs bedrooms
- Each upstairs bedroom includes a walk-in closet
- Private ensuite with large vanity and shower
- Second full bathroom

## Lower-Level Features

- Finished walkout lower level
- Large rec room
- Dedicated gym or flex area
- 4th bedroom
- Full bathroom
- Laundry room
- Direct access to the backyard

## Property Features

- 4,335 sq. m. lot
- Treed backdrop for added privacy
- Deck
- Storage shed
- Gravel double-width driveway
- Vinyl exterior
- Asphalt shingle roof
- Concrete foundation





# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

“We have really appreciated how well this home functions for everyday life. The main floor feels welcoming and easy to live in, especially with the kitchen, dining area, and living room all working so well together. The walk-in pantry has been an especially useful feature, and the stone fireplace adds a warmth and character to the space that we have always loved.

Upstairs, the bedroom layout has worked beautifully, with each room feeling spacious and well designed. The finished walkout lower level has also given us so much flexibility, whether for relaxing, working out, hosting guests, or simply having extra room to spread out. Outside, the treed backdrop gives the property a peaceful, private feel that we have truly enjoyed. We hope the next owners will appreciate the comfort, space, and practicality of this home as much as we have.”



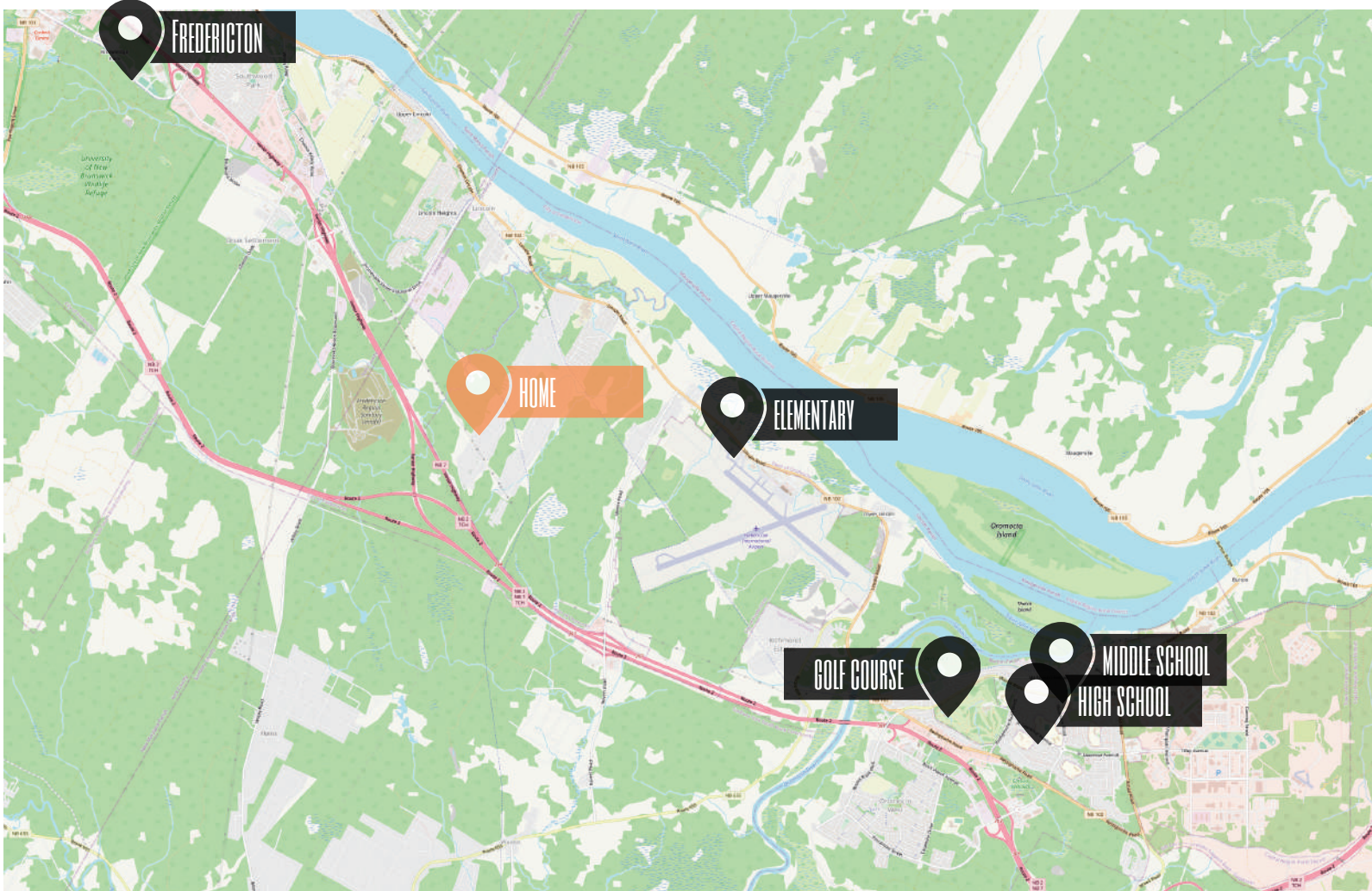
**GRADES K - 5**  
Lincoln Elementary Community School



**GRADES 6 - 8**  
Ridgeview Middle School



**GRADES 9 - 12**  
Oromocto High School



# NEIGHBOURHOOD & SCHOOLS

## COMFORTABLE & SPACIOUS RETREATS

Lincoln offers a quieter setting with the advantage of being just minutes from Fredericton amenities and quick highway access. This location is especially appealing for buyers looking for more space, a larger lot, and a practical commute. With a cul-de-sac setting, room to spread out outdoors, and easy access to the Trans-Canada Highway, the property balances privacy and convenience well.



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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