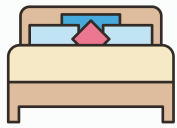


278 BARTON CRESCENT

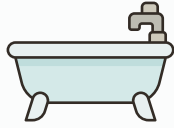
NORTHSIDE | FREDERICTON

A practical bungalow in Fredericton's Nashwaaksis area offering 3 main-floor bedrooms, 2 full bathrooms, a finished basement with flexible bonus space, and comfortable everyday living in an established residential neighbourhood.

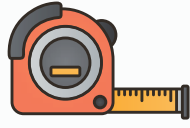




3 + 2*
Bedrooms

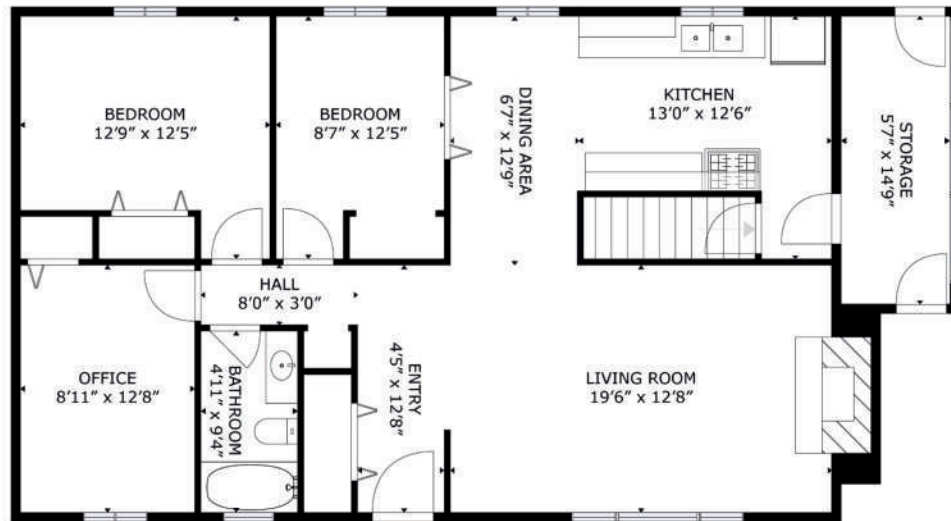


2
Bathrooms

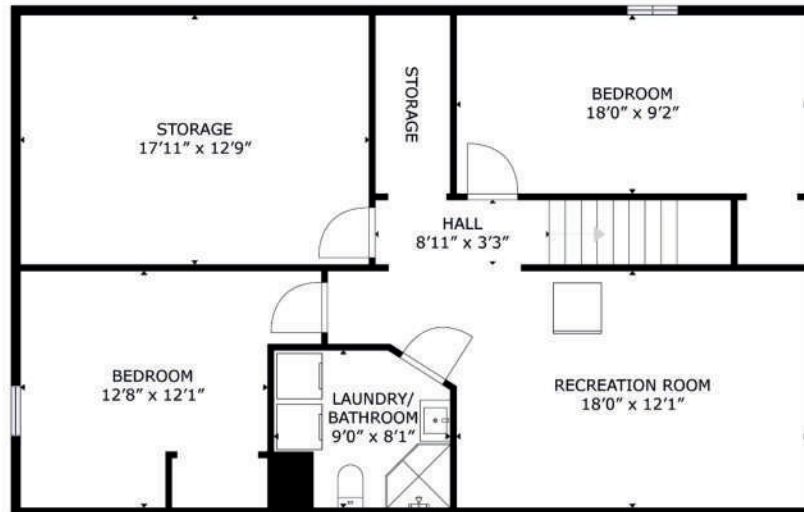


1915
Square Feet

278 Barton Cres offers a layout that simply works. The main floor includes a bright living room, kitchen, dining area, 3 bedrooms, and a full bathroom, while the finished basement adds a spacious rec room, second full bathroom, storage, and extra finished rooms for flexible use. With a ductless heat pump upstairs and room to personalize over time, this home offers solid value and everyday function in a well-established Fredericton North location.



FLOOR 1



BASEMENT 1



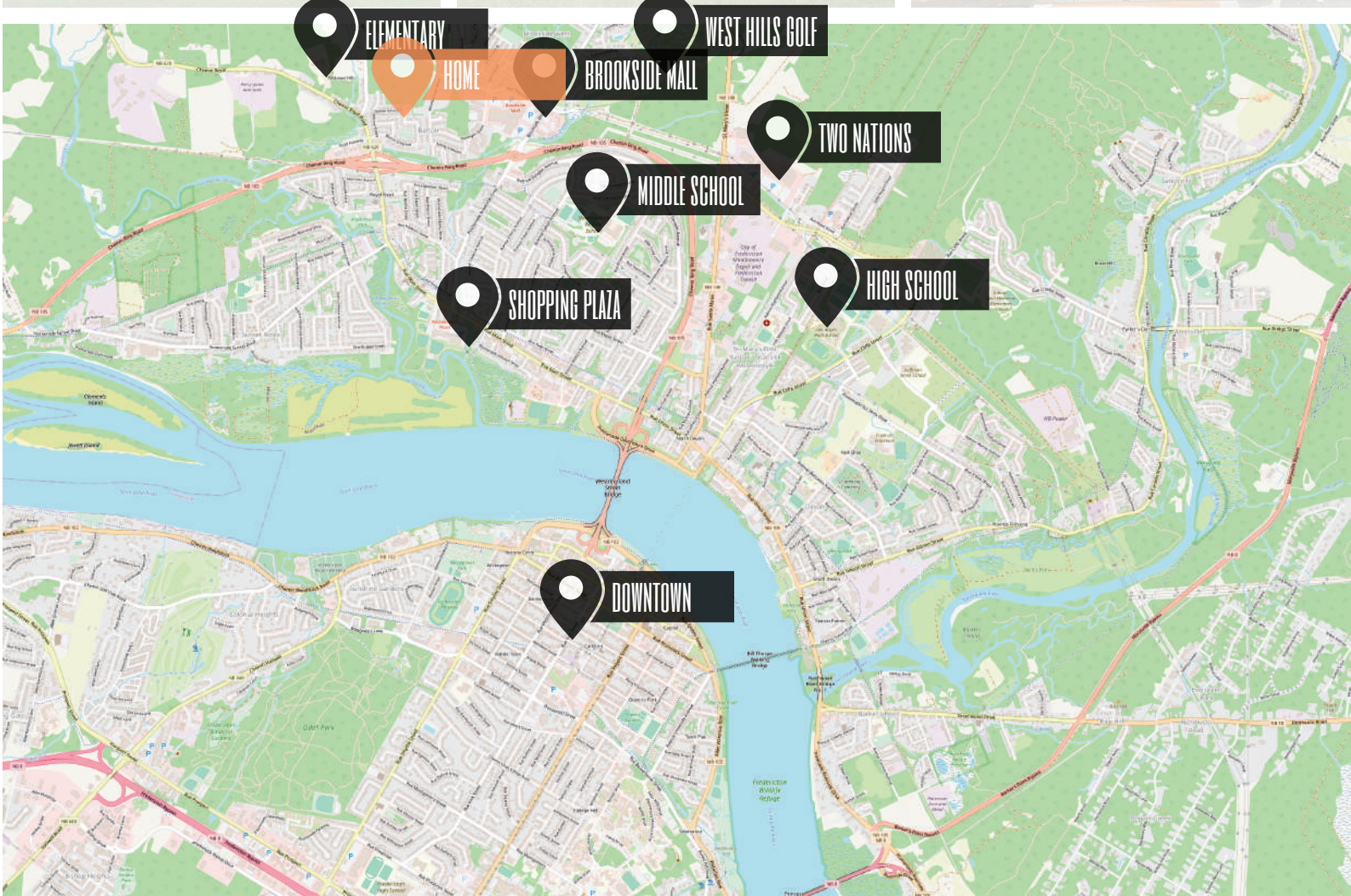
GRADES K - 5
Royal Road Elementary School



GRADES 6 - 8
Nashwaaksis Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

A GREAT COMMUNITY FOR ALL

Located in Nashwaaksis on Fredericton's north side, this home offers access to everyday conveniences in an established residential area. Public transit, shopping, schools, and community amenities are all within reach, making the location well suited to buyers looking for a functional in-town setting with straightforward day-to-day convenience.

