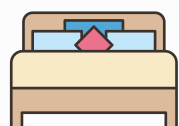


86 HEDGEVIEW DRIVE

HANWELL, NEW BRUNSWICK

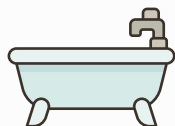
A well-kept 2-bedroom mini home in Hanwell Park offering bright living spaces, one-level convenience, a practical kitchen with peninsula seating, a ductless heat pump, metal roof, and a location beside Kingswood Golf Course just minutes from Fredericton amenities.





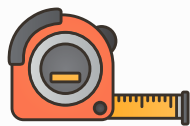
2

Bedrooms



1

Bathrooms



720

Square Feet

Inside, the layout feels comfortable and easy to manage, with a bright living room, dining area near large windows, and a functional kitchen with dark wood cabinetry, stainless steel appliances, and peninsula seating. Two bedrooms and a full bath provide practical everyday living, while the second bedroom currently used as an office adds flexibility for remote work, hobbies, or guests. Outside, the side deck and storage shed add useful extra space.



FEATURES & UTILITIES

A CLOSER LOOK AT WHAT MAKES THIS HOME SPECIAL AND THE UTILITY COSTS

Property Features

- Located in Hanwell Park
- Beside Kingswood Golf Course
- Side deck area
- Detached storage shed
- Double-width gravel driveway
- Vinyl exterior
- Metal roof
- Municipal water and sewer

Utility & Ownership Details

- 100 AMP electrical service
- Monthly leased land fee: \$397
- Taxes: \$857.51 (2026)
- Taxes reflect non-owner occupancy
- Rental equipment: water heater





FLOOR PLAN

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