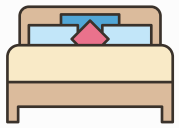


154 BROOKSIDE DRIVE

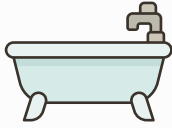
NASHWAAKSIS | FREDERICTON

A beautifully updated Cape Cod-style home in Nashwaaksis offering bright character-filled living spaces, a standout renovated kitchen, mini-splits on every floor, and a mature landscaped lot with a detached garage.

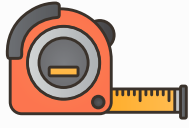




3
Bedrooms



1.5
Bathrooms

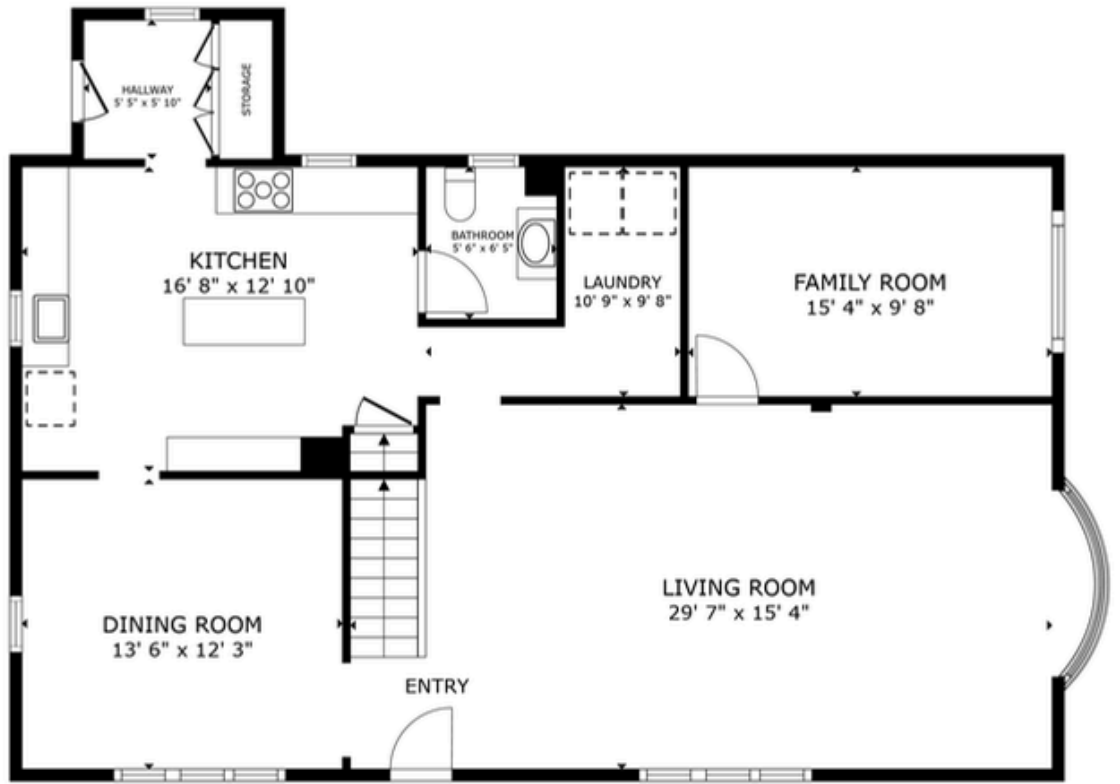


1915
Square Feet

154 Brookside Drive offers a rare mix of classic character and meaningful updates. The bright main level features a spacious living room with built-ins and window seat, a dedicated dining room, and a beautifully renovated kitchen with quartz counters, white cabinetry, and stainless steel appliances. Upstairs are 3 bedrooms and an updated full bath, while the mature lot, detached garage, raised garden beds, and basement storage add everyday practicality.



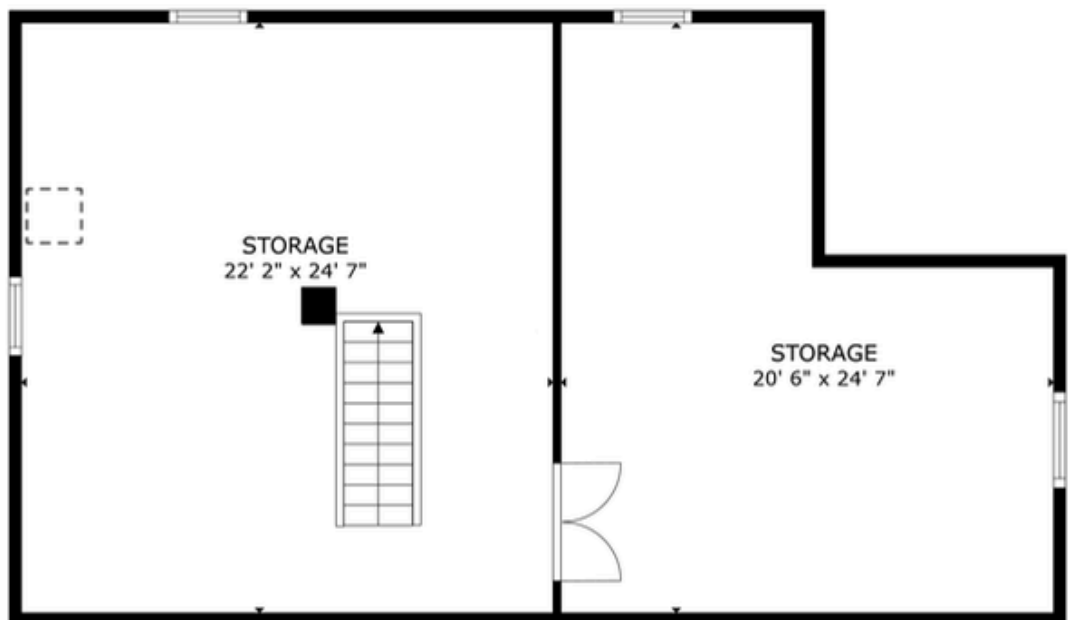
MAIN LEVEL



SECOND LEVEL



LOWER LEVEL



FEATURES & UPDATES

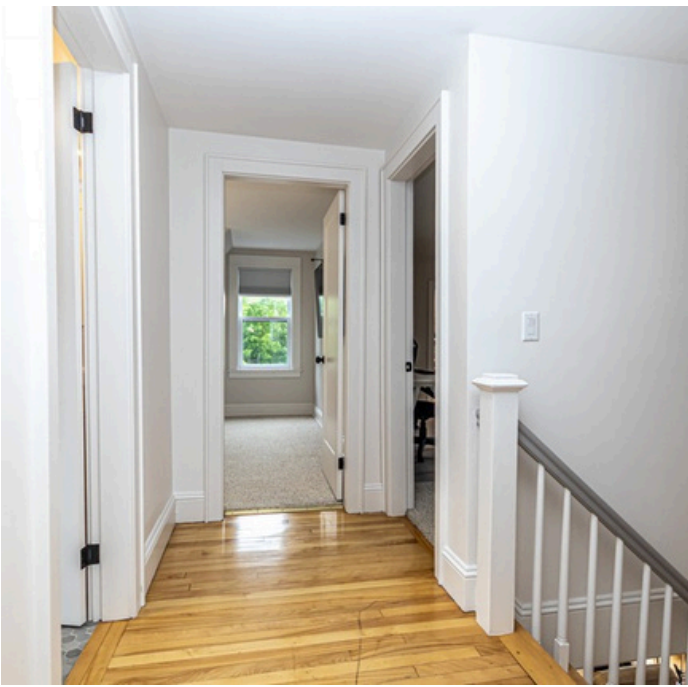
A CLOSER LOOK AT WHAT MAKES THIS HOME SPECIAL AND THE WORK THAT HAS BEEN DONE

Updates & Improvements

- 2018: Custom bookshelves and window seat built around bay window
- 2019: Walk-in closet finished in spare bedroom with wood flooring, insulation, drywall, floating shelves, and hanging storage
- 2019–2023: Most windows replaced
- 2019–2023: Window coverings updated throughout, including custom automatic blackout Roman shades in the primary bedroom
- 2020: Matching hardwood flooring added in kitchen, laundry, and theatre/family room
- 2020: Laundry room updated
- 2020: Mudroom renovated with tile floor and storage closets
- 2021: Half bath renovated with custom steel vanity, porcelain tile flooring, and new toilet
- 2021: House roof fully replaced and new flat roof added over garage
- 2021: New gutters and downspouts
- 2021: Front porch improvements with new wood front step and light fixtures
- 2021: Full kitchen renovation including appliances, flooring, counters, backsplash, sink, fixtures, and lighting
- 2022: Full bathroom renovation
- 2023: Vinyl siding replaced on north and west sides
- 2023: Three cedar raised garden beds added
- 2023: Exterior faucet added on south side
- 2023: Mini-splits installed on every floor
- 2023: Oil tank replaced and relocated outside
- 2025: Partial backyard fence added
- 2026: New custom closet in primary bedroom

Comfort & Systems

- Baseboard, electric, ductless heat pump, hot water, and oil heating
- 100 AMP electrical service
- Municipal water and sewer
- Asphalt shingle roof
- Vinyl exterior
- Water heater is rented





An aerial photograph of a residential neighborhood, showing a dense grid of houses and streets. A white rectangular text box is centered over the middle of the image. The background is slightly blurred, emphasizing the text.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“What we’ve appreciated most about this home is how well it balances character with comfort. The bright living spaces, built-ins, window seat, and original details give it a warmth that feels hard to replicate, while the updates over the years have made day-to-day living much easier.

The kitchen renovation has been a standout, and the mature lot, garden beds, and backyard space have been such a nice extension of the home. It has been a place that feels both welcoming and practical, in a location that makes everyday errands and getting around Fredericton simple.”



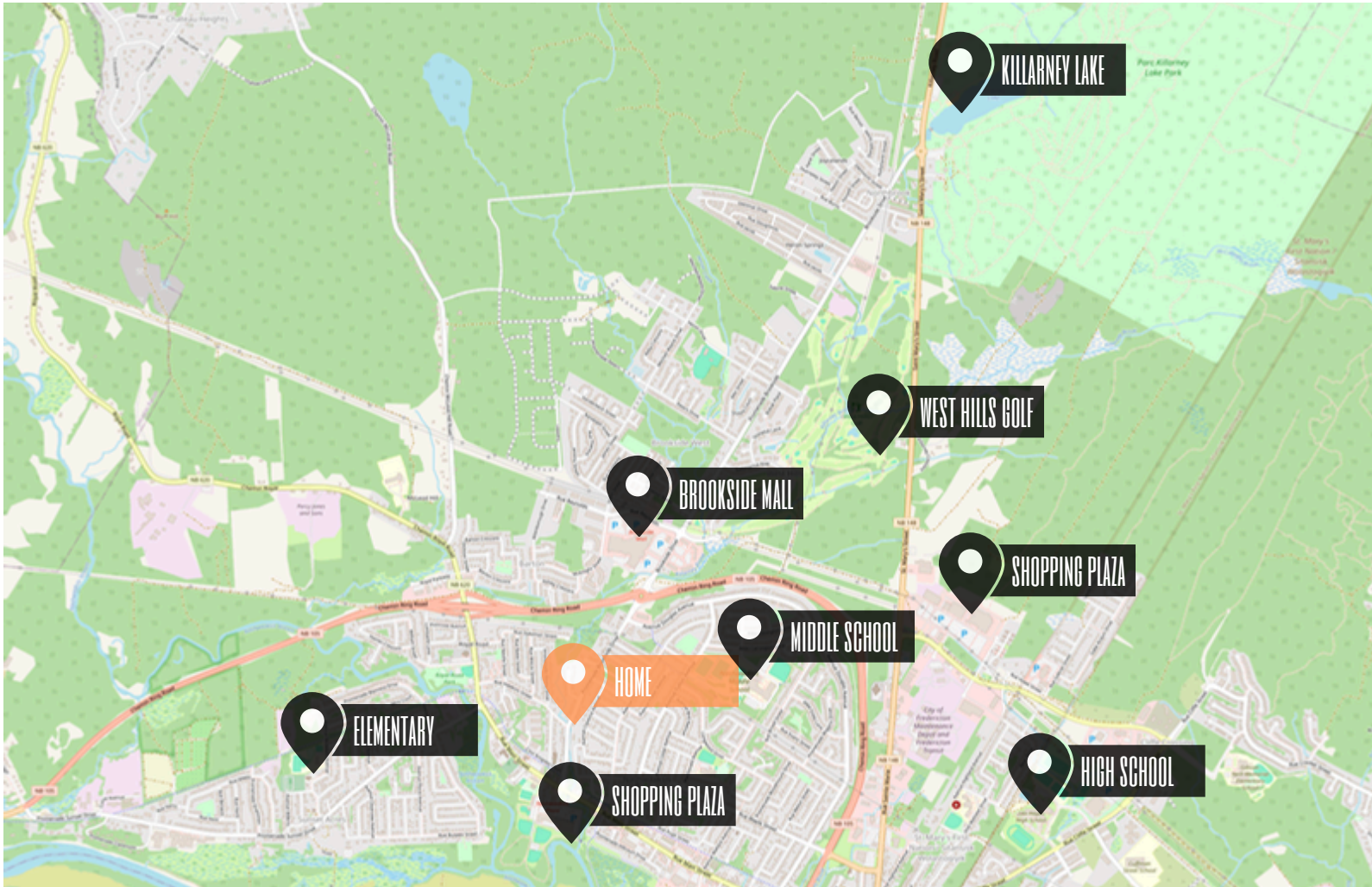
GRADES K - 5
Sunset Acres Elementary School



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

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