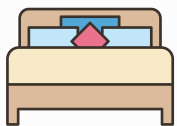


320 SEWELL STREET

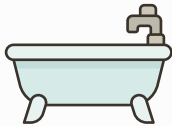
FREDERICTON, NEW BRUNSWICK

A five-bedroom Fredericton bungalow offering an open-concept main level, 1,935 square feet of finished living space, a fully finished basement, efficient heat-pump comfort, and an oversized detached double garage with exceptional room for vehicles, storage, equipment, or workshop use.

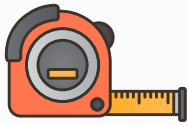




3+2
Bedrooms



2
Bathrooms



1935
Square Feet

Open-concept main level brings the kitchen, dining, and living spaces together beneath warm hardwood flooring. White cabinetry, stainless steel appliances, generous counters, and a large island make the kitchen practical for daily routines and easy gatherings. Three bedrooms and a full bath complete the main floor, while the finished lower level adds a large family room, two more bedrooms, a second bath, laundry, and valuable storage.





FEATURES & UPDATES

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

UPDATES & RENOVATIONS

Exterior & Mechanical

- House roof replaced
- Detached garage roof replaced
- Ductless heat pump installed
- Eavestroughs replaced
- Fascia and soffit updated
- Electrical panel upgraded
- Generator panel installed

Interior

- Lower level completely finished
- Two lower-level bedrooms added
- Full lower-level bathroom completed
- Spacious lower-level living area completed
- Main-floor bathroom completely remodelled
- Kitchen cabinets painted and refreshed
- New refrigerator, stove, dishwasher, washer, and dryer

Exterior

- Oversized detached double garage
- Space for vehicles, tools, equipment, storage, or workshop use
- Landscaped, level lot
- Backyard fire pit area
- Ample driveway parking
- Paved and gravel driveway
- Vinyl exterior
- Asphalt shingle roofing

Comfort & Systems

- Ductless heat pump for efficient heating and cooling
- Air exchanger
- Upgraded electrical panel
- Generator panel
- 200 AMP breaker service
- Rogers Fibre internet service
- Garbage and recycling collected weekly on Mondays
- Mail delivered directly to the home
- Reported utility amount: \$400
- Water heater is rented



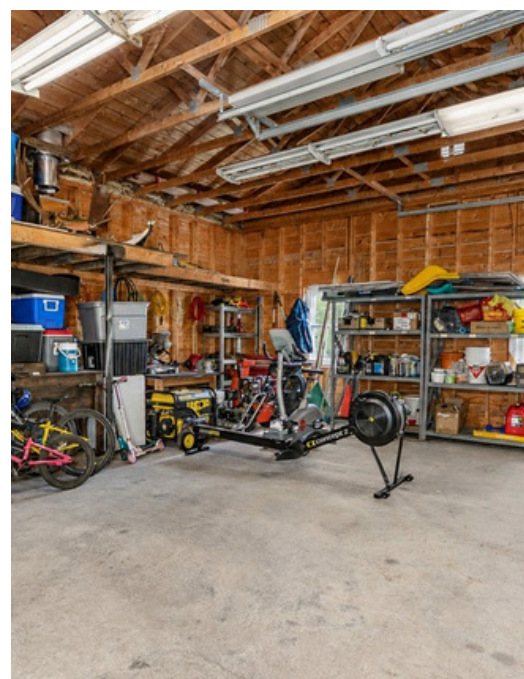


PROPERTY DETAILS

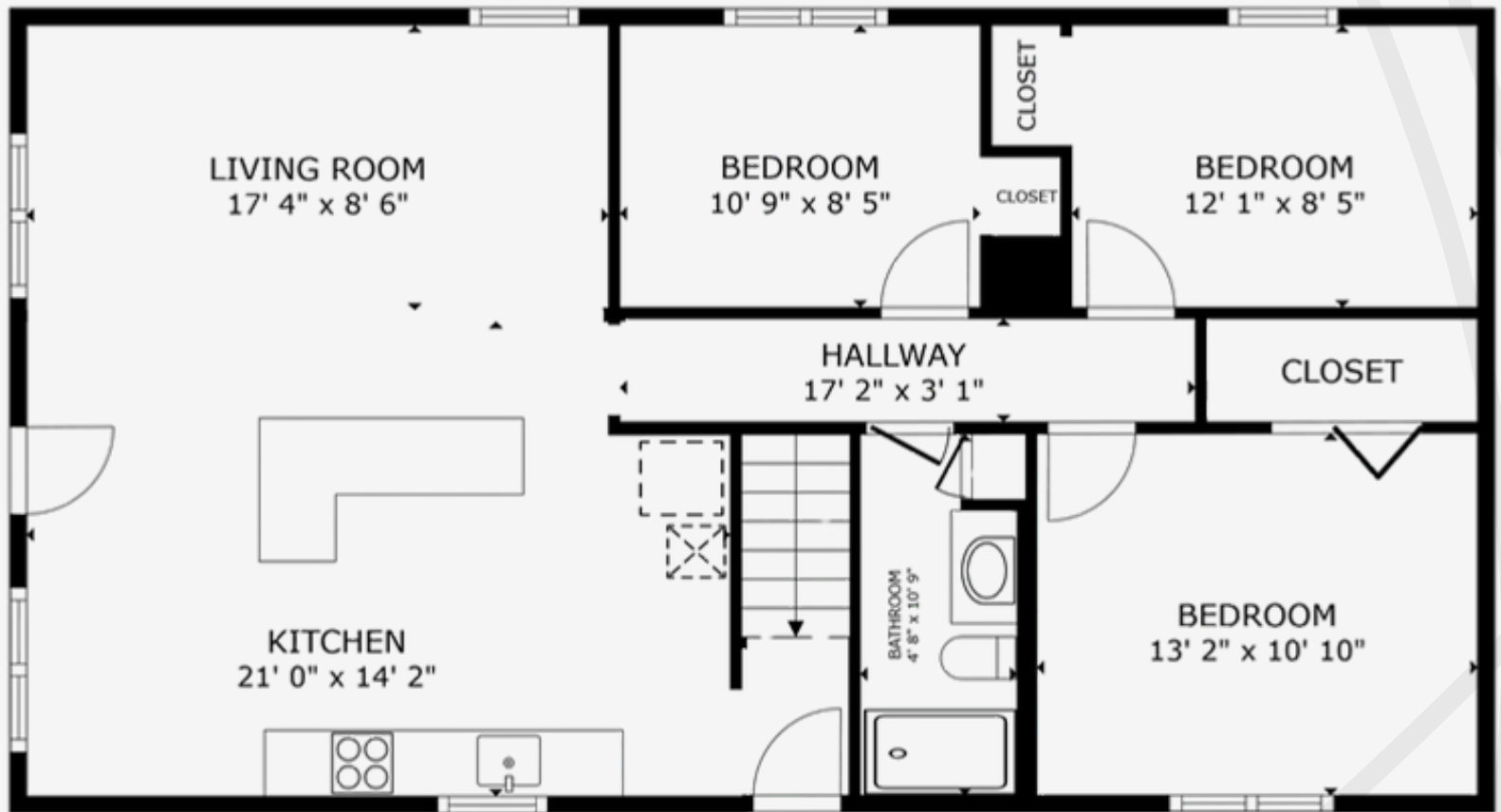
A SPACIOUS HOME FOR THE WHOLE FAMILY

The main level is designed around an open, connected living area. Hardwood flooring carries through the kitchen, dining, and living spaces, while the large kitchen offers white cabinetry, stainless steel appliances, ample counters, and an island with room to gather. Three bedrooms and a full bathroom keep the principal living spaces together on one level.

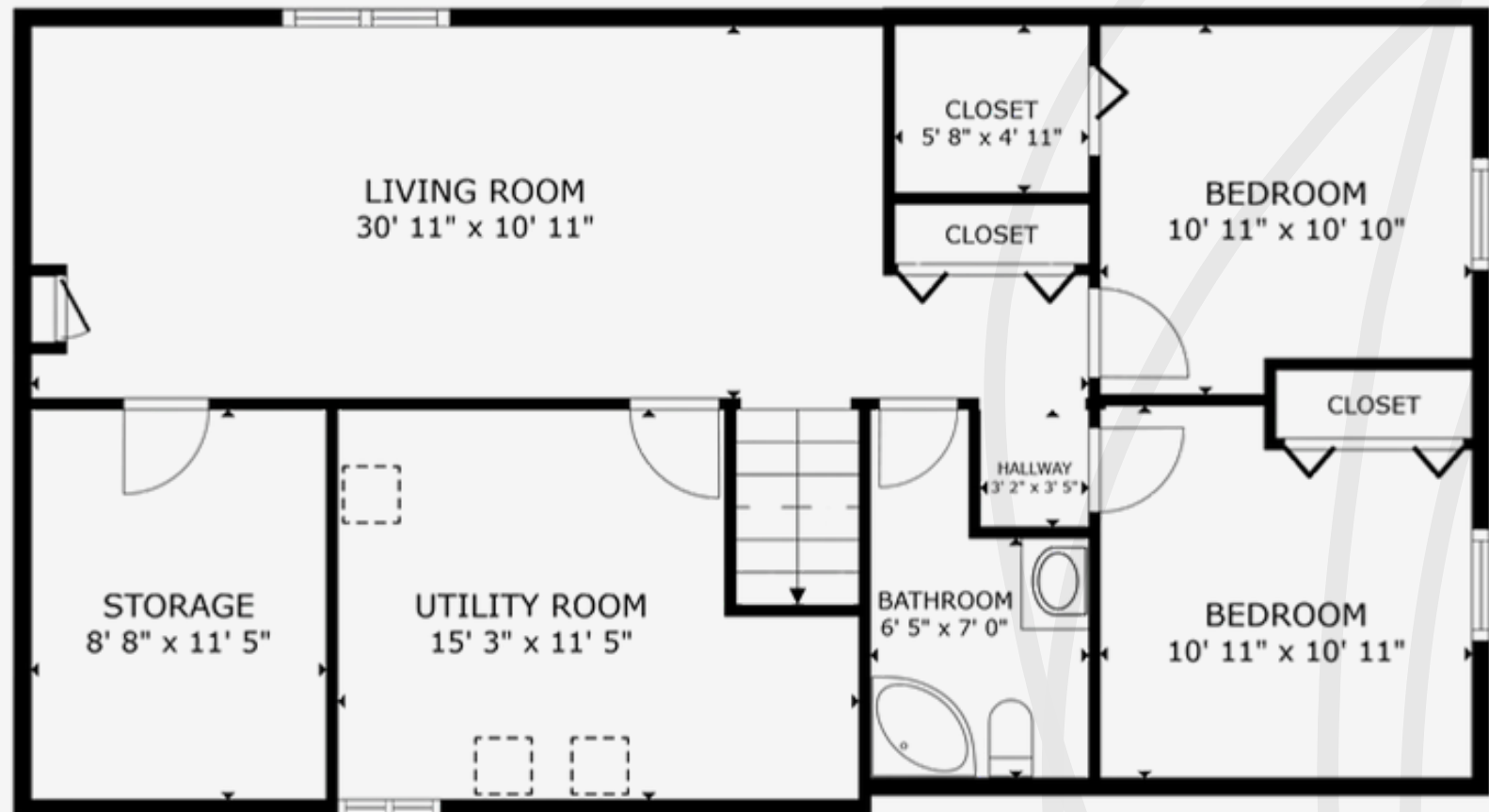
The finished basement adds substantial everyday flexibility. A spacious family room measuring approximately 30 feet long can support a media area, games space, exercise equipment, or multiple seating zones. Two additional bedrooms, a second full bathroom, laundry room, storage, and other flexible-use rooms allow the lower level to adapt as household needs change.



MAIN LEVEL



LOWER LEVEL





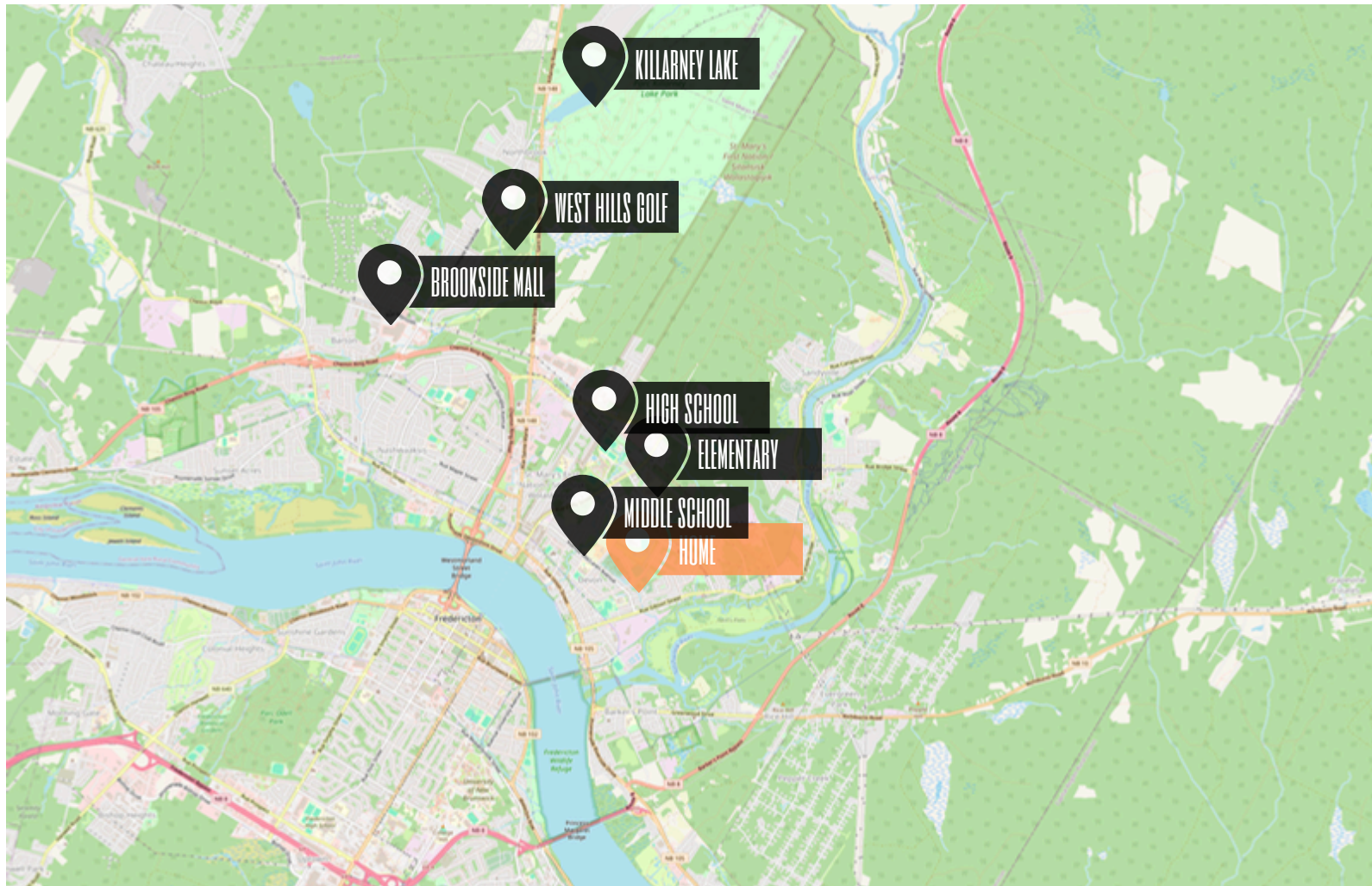
GRADES K - 5
Cuffman Street Elementary School



GRADES 6 - 8
Devon Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

Welcome to Devon — a friendly, established neighbourhood on Fredericton's Northside known for its strong sense of community and convenient access to everything you need. With parks, schools, walking trails, and the Saint John River all nearby, Devon offers a perfect mix of nature and city living; Whether you're looking for a peaceful place to raise a family or a walkable community to enjoy in your next chapter.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“One of the things we have loved most about this house is the open-concept kitchen and living area. It has been the heart of our home - a welcoming space for family time, entertaining friends, and making countless memories. With several bedrooms and bathrooms, the layout has offered plenty of room and flexibility, making it ideal for a young or growing family.

We have also been incredibly fortunate to be part of such a wonderful community. The neighbourhood is filled with amazing neighbours and there are always children outside playing and families enjoying the area. There are many excellent schools nearby, and we have loved being within walking distance of the beautiful trail systems that connect all the way to the downtown core.

Some of our favourite local spots include Picaroons, Henry Park, and Joe's Diner - all places that have become part of our family's routine and many happy memories.”



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