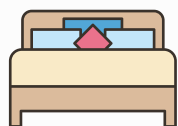


782 YORK STREET

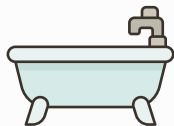
HILL AREA | FREDERICTON

A well-maintained Cape Cod in Fredericton's Hill Area offering 3 bedrooms, 1.5 bathrooms, refinished hardwood flooring, efficiency-focused upgrades, a beautifully landscaped fenced backyard, and a standout detached garage with insulated loft.

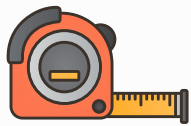




3
Bedrooms



1.5
Bathrooms



1294
Square Feet

This inviting Fredericton home blends classic character with practical everyday living. The main level offers bright, comfortable spaces with refinished hardwood flooring, separate living and dining rooms, a spacious kitchen with updated countertops and deck access, and a window-lined front porch that adds welcome flexibility. Upstairs are 3 bright bedrooms and a full bathroom, while the partly finished basement and impressive detached garage add even more.





FEATURES & UPDATES

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

Home Features

- 1.5-storey layout in Fredericton's Hill Area
- Refinished hardwood flooring on the main level
- Bright living room and dedicated dining area
- Spacious kitchen with abundant cabinetry
- Updated kitchen countertops
- Newer kitchen flooring
- Window-lined front porch
- Partly finished basement with half bathroom
- Laundry area and extensive built-in shelving in basement



Property Features

- Fenced backyard
- Established gardens and mature landscaping
- Stone walkways and patio areas
- Rear deck with hardtop gazebo
- Storage shed included
- Paved triple-width driveway
- Detached double garage with reinforced concrete floor
- 10' x 20' loft above garage
- Garage with built-in benches and shelving

Updates & Improvements

- 2021: Roof replaced
- Past five years: Hardwood floors refinished
- Past five years: Interior repainting completed
- Renovations included ductless heat pump installation
- Increased attic insulation
- Knee-wall insulation upgrades
- Basement insulation improvements
- Air-sealing improvements completed

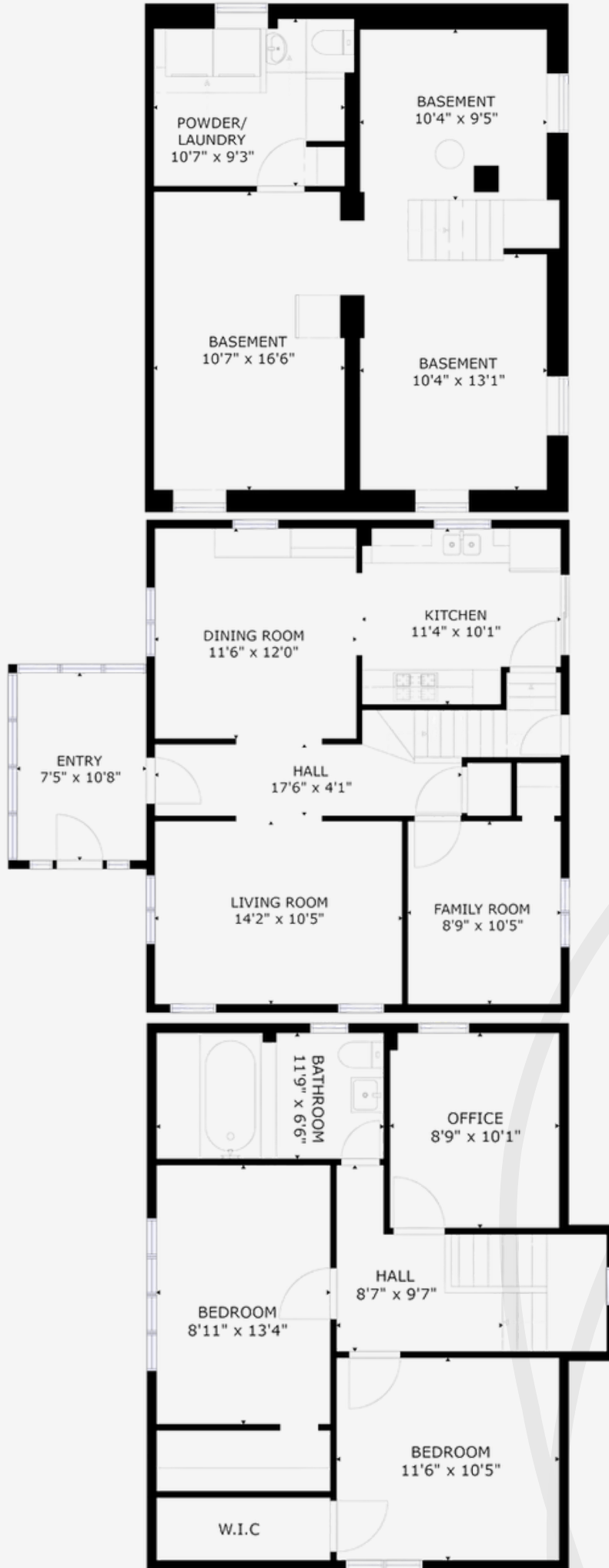
Garage & Workshop Highlights

- Approx. 24' x 20' detached garage
- R20 insulation
- 110/220-volt wiring
- Separate subpanel
- Suitable for parking, hobbies, workshop use, and more!

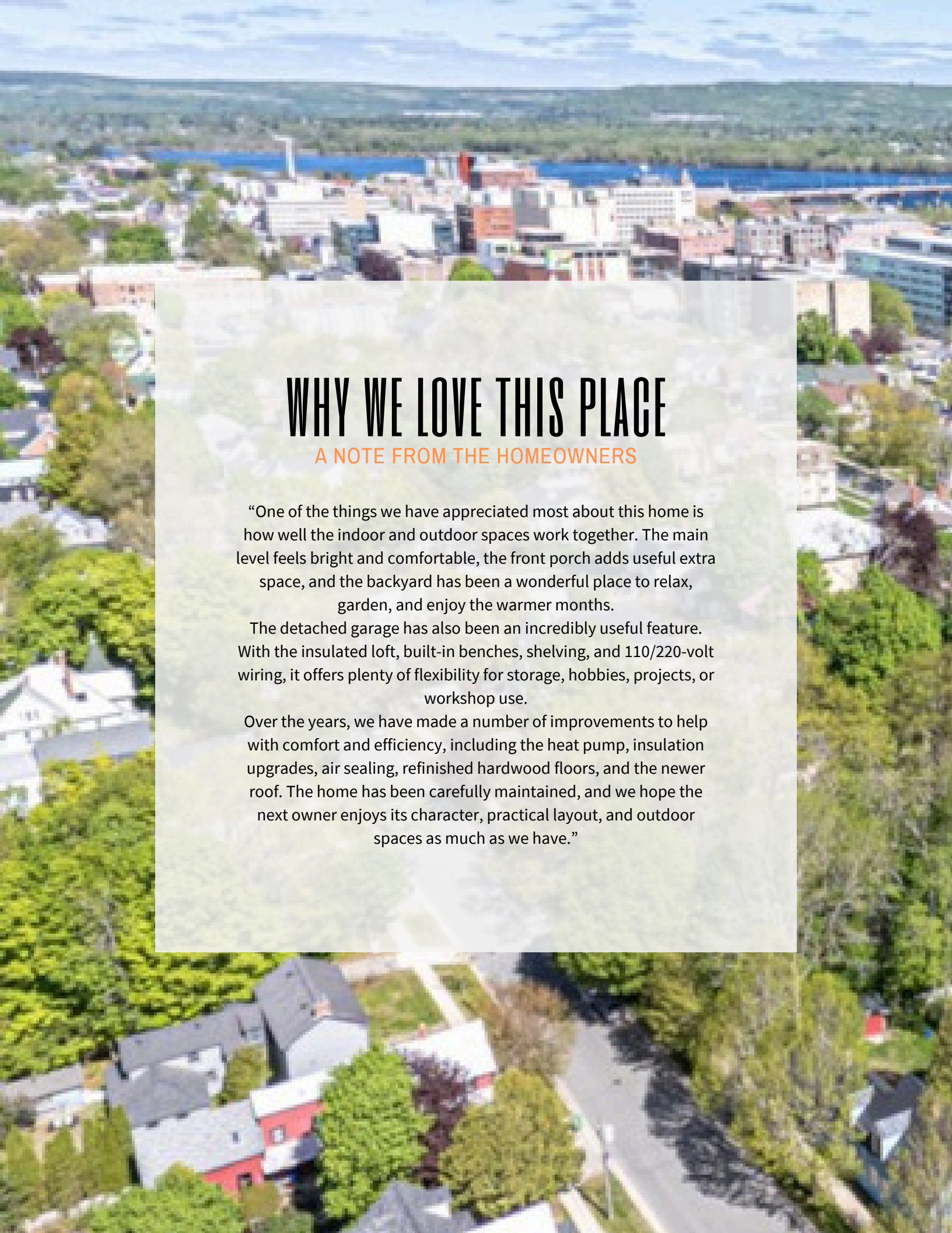
SECOND LEVEL

MAIN LEVEL

LOWER LEVEL





An aerial photograph of a city, likely Burlington, Vermont, showing a mix of urban buildings and green spaces. A river is visible in the background, and the city is surrounded by rolling hills. The image is used as a background for a text overlay.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“One of the things we have appreciated most about this home is how well the indoor and outdoor spaces work together. The main level feels bright and comfortable, the front porch adds useful extra space, and the backyard has been a wonderful place to relax, garden, and enjoy the warmer months.

The detached garage has also been an incredibly useful feature. With the insulated loft, built-in benches, shelving, and 110/220-volt wiring, it offers plenty of flexibility for storage, hobbies, projects, or workshop use.

Over the years, we have made a number of improvements to help with comfort and efficiency, including the heat pump, insulation upgrades, air sealing, refinished hardwood floors, and the newer roof. The home has been carefully maintained, and we hope the next owner enjoys its character, practical layout, and outdoor spaces as much as we have.”



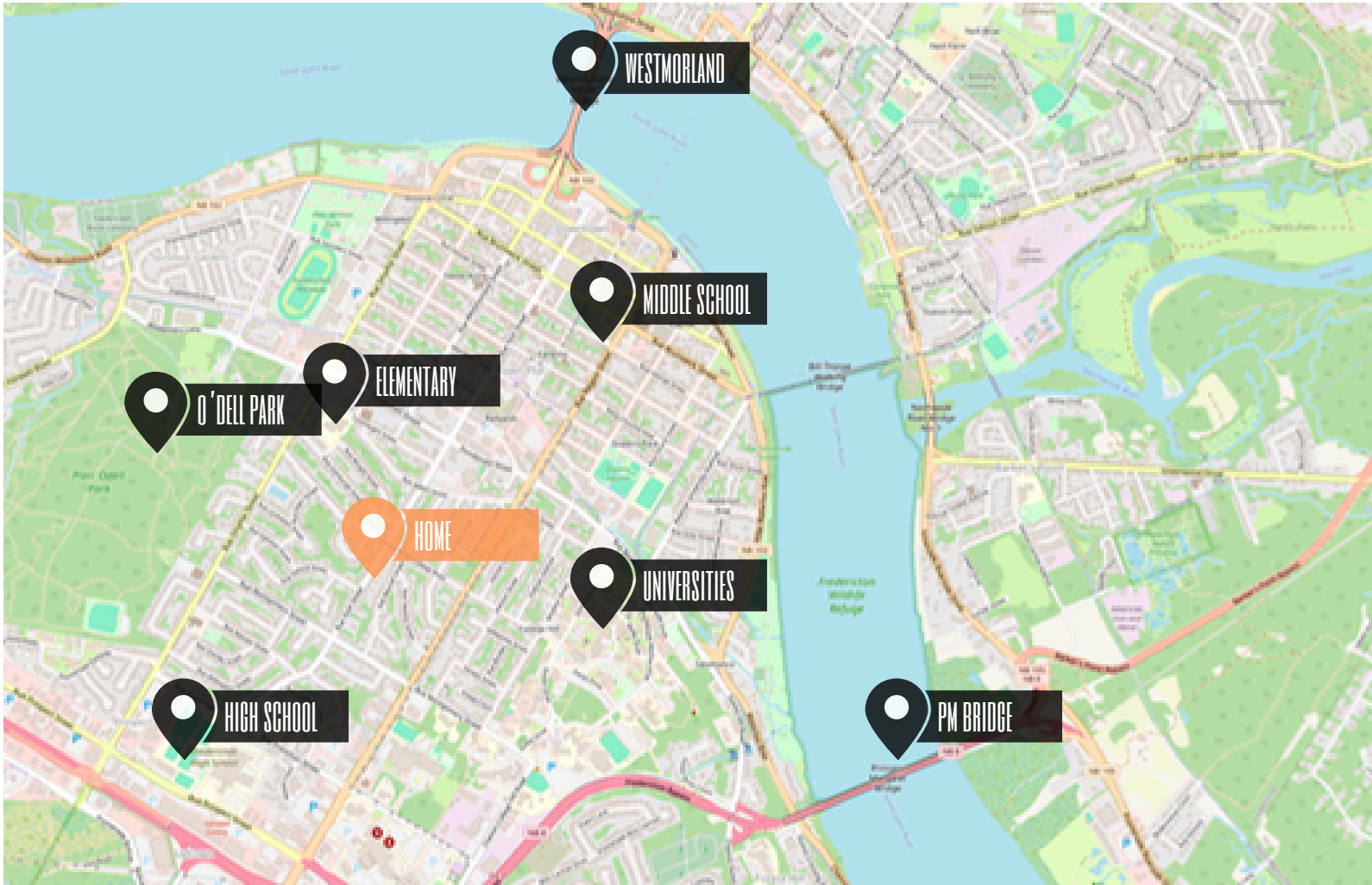
GRADES K - 5
Priestman Street Elementary



GRADES 6 - 8
George Street Middle



GRADES 9 - 12
Fredericton High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

Located in Fredericton's Hill Area, this home offers the appeal of an established southside setting with convenient access to downtown, transit, schools, and day-to-day amenities. The mature lot and fenced backyard add privacy and usability, while the location keeps you well connected to the rest of the city.



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