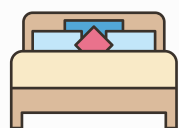


# 13 Wood Avenue

LINCOLN | FREDERICTON

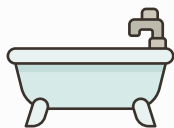
A well-maintained two-bedroom mini home offering bright, comfortable single-level living with a refreshed interior, ductless heat pump, practical kitchen island, new wooden deck, and separate storage shed.





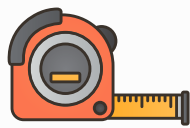
2

Bedrooms



1

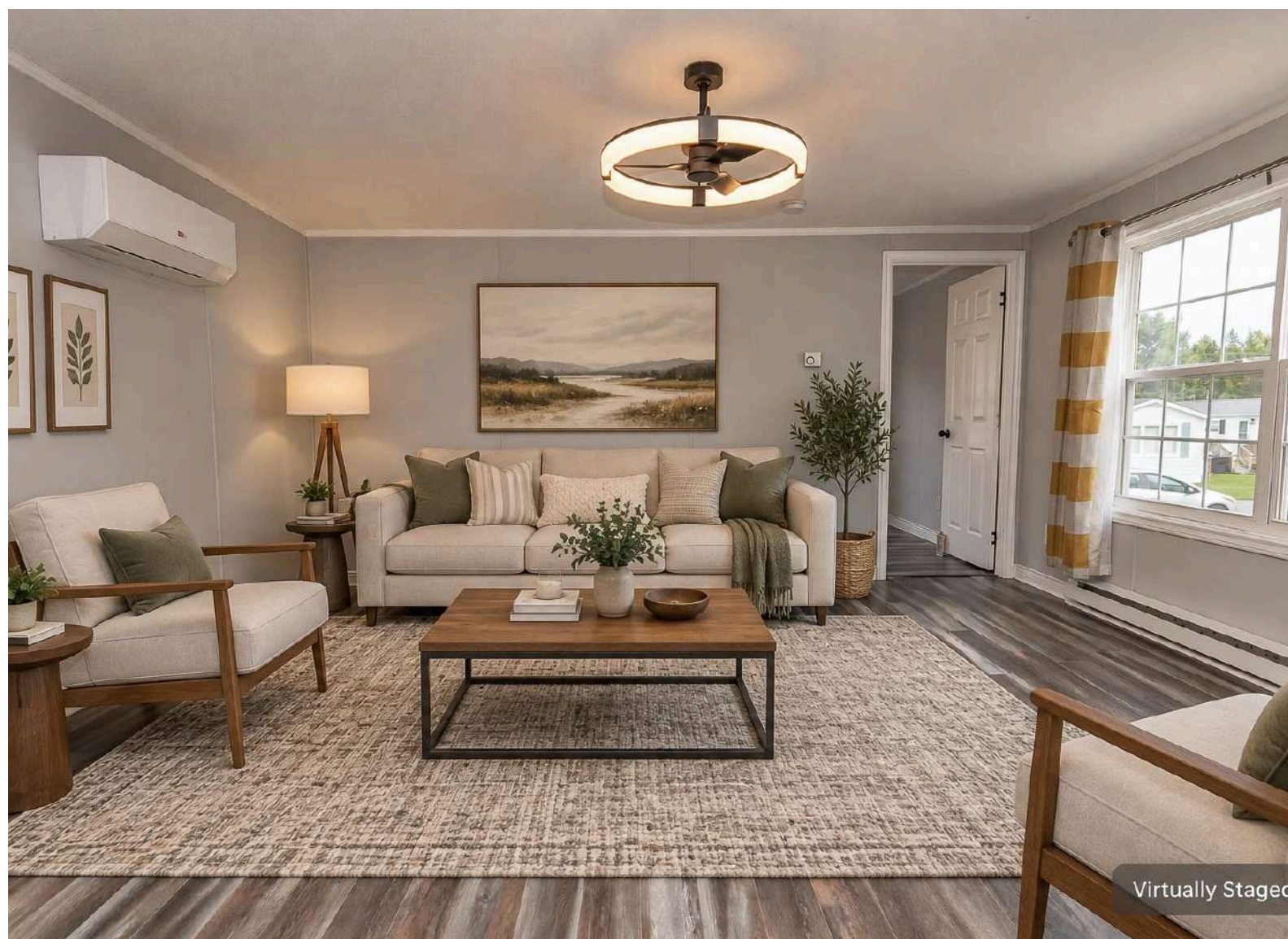
Bathroom



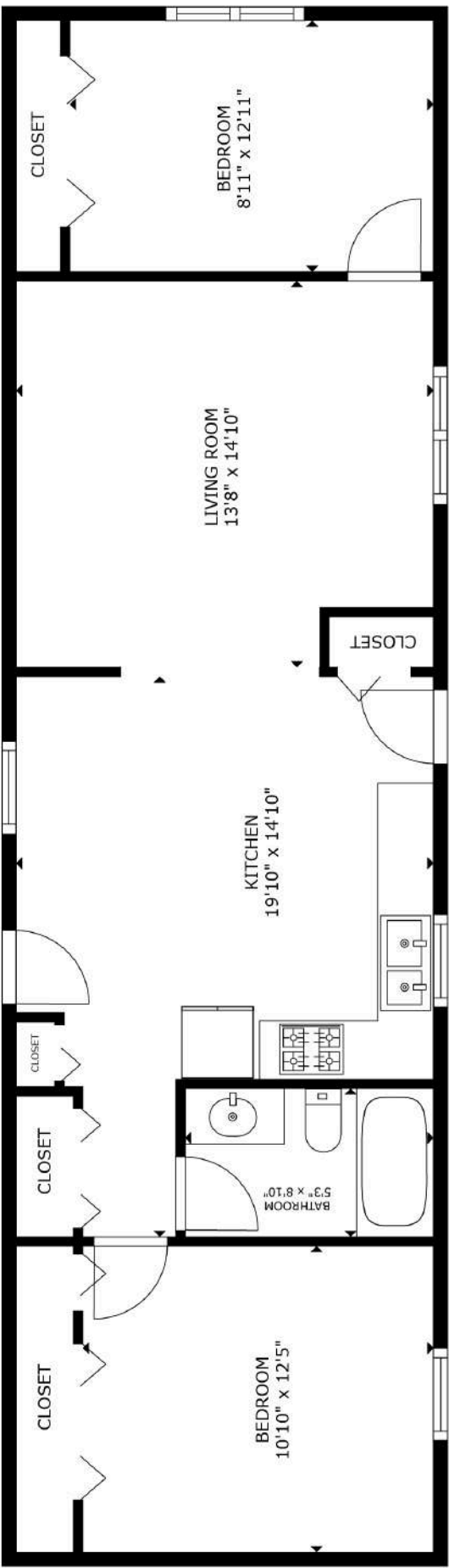
896

Square Feet

This well-maintained 896-square-foot mini home offers a bright, practical layout designed for comfortable single-level living. The kitchen features white cabinetry, stainless steel appliances, a modern backsplash, and a centre island, with a light-filled dining area alongside. Updated flooring and a ductless heat pump add comfort in the living room, while two bedrooms, a refreshed bathroom, main-floor laundry, a new deck, and a storage shed complete the package.



Virtually Staged



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 804 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





# FEATURES & UPDATES

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

## **HOME FEATURES**

- Two bedrooms and one full bathroom
- 896 sq. ft. of finished living space
- Single-level mini home built in 2001
- Kitchen and dining area measuring 19' 10" × 14' 10"
- Bright kitchen with white cabinetry
- Stainless steel refrigerator and stove included
- Modern backsplash and centre island
- Dining area with plenty of natural light
- Spacious living room with updated flooring
- Primary bedroom and laundry on the main floor
- Flexible second bedroom for guests or a home office
- Refreshed bathroom with modern vanity, updated fixtures, and tub-and-shower combination

## **COMFORT & SYSTEMS**

- Ductless heat pump
- Electric baseboard heating
- Air exchanger
- Community water and sewer
- Breaker electrical service
- High-speed internet service available
- Rented water heater

## **EXTERIOR & PROPERTY FEATURES**

- Newly constructed wooden deck with black details
- Vinyl exterior
- Asphalt shingle roof
- Separate storage shed included
- Landscaped setting
- Gravel and paved driveway surfaces
- Located in Tamarack Mini Home Park

## **PROPERTY DETAILS**

Land Fee: \$410

2026 Assessment: \$107,300

2026 Taxes: \$1,089.96







# WHY WE LOVE THIS PLACE

What stands out about this home is how comfortably everything comes together. The bright interior, practical single-level layout, and thoughtful updates make the space feel welcoming and easy to enjoy. From the functional kitchen and spacious living room to the new deck and extra storage, it offers a simple, well-rounded approach to everyday living.



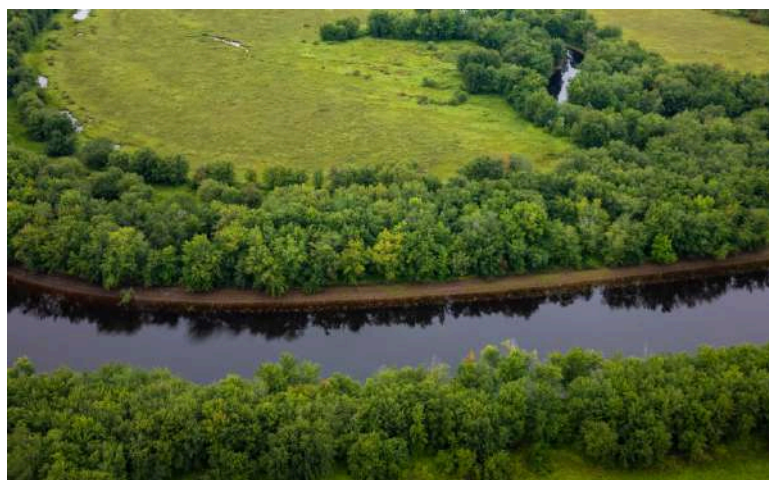
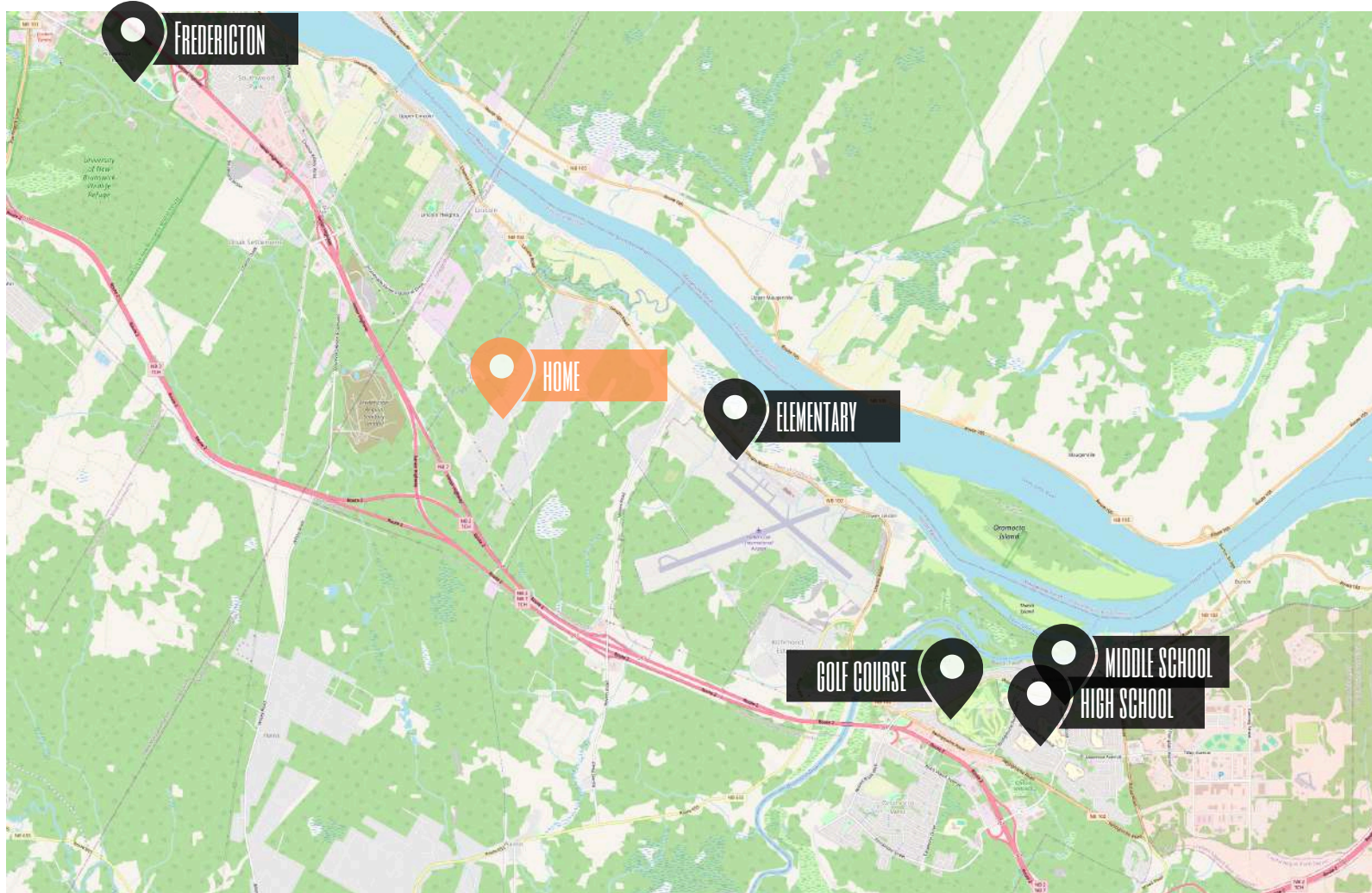
**GRADES K - 5**  
Lincoln Elementary Community School



**GRADES 6 - 8**  
Ridgeview Middle School



**GRADES 9 - 12**  
Oromocto High School



# NEIGHBOURHOOD & SCHOOLS

## COMFORTABLE & SPACIOUS RETREATS

Located in Lincoln, this home offers a residential setting within the Fredericton region. The manageable footprint, one-level layout, main-floor laundry, and efficient heat pump may appeal to first-time buyers, downsizers, or anyone looking for a lower-maintenance alternative to a larger property. Outside, the deck, fenced yard, and patio provide several usable spaces for dining, relaxing, gardening, pets, or play.



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