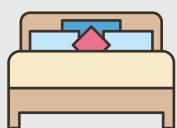


6 McNALLY COURT

LINCOLN HEIGHTS | FREDERICTON

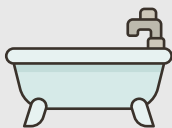
A spacious Lincoln Heights bungalow offering 4 bedrooms, 3 bathrooms, 3,243 sq.ft. of finished living space, a double attached garage, bright open living areas, a finished lower level, and a large rear deck with covered and open-air spaces.





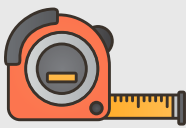
4

Bedrooms



3

Bathrooms



3243

Square Feet

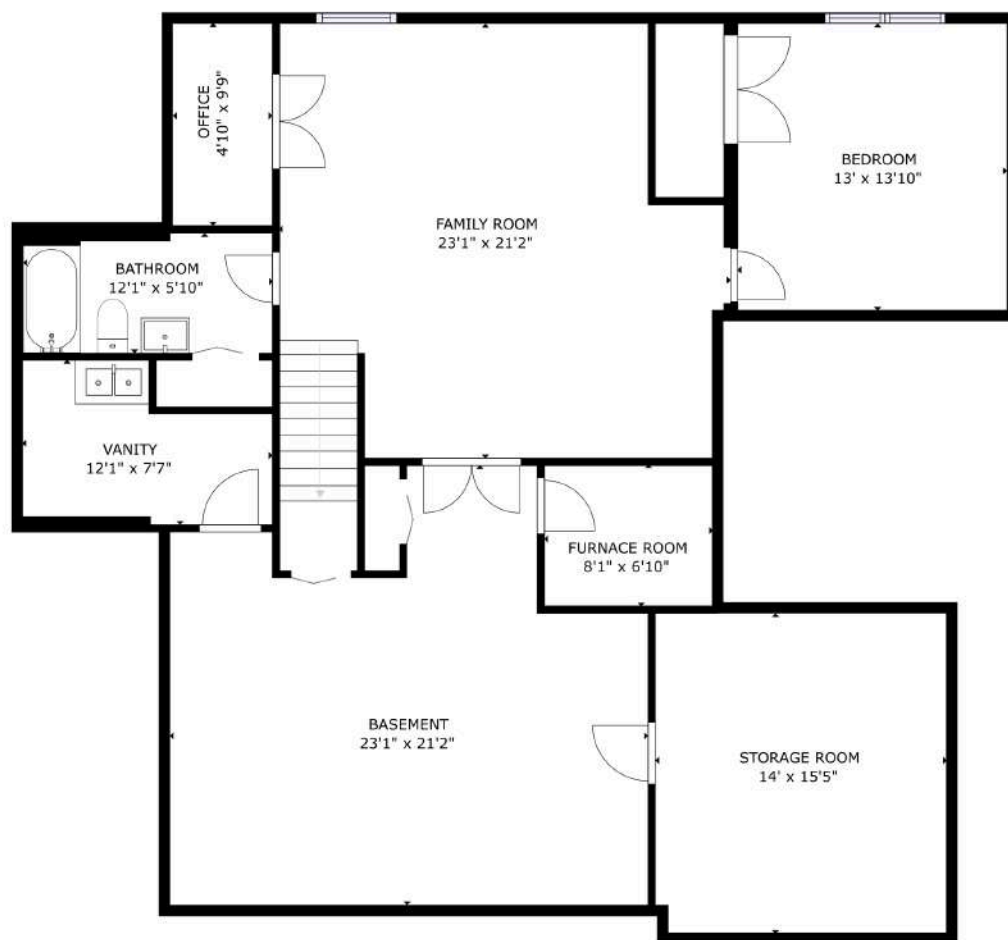
The main level is designed around bright, connected living, with a spacious kitchen and dining area featuring white cabinetry, an oversized contrasting island, stainless steel appliances, a gas range, tiled backsplash, and generous prep space. Hardwood flooring continues into the living room with a gas fireplace, while three bedrooms, two bathrooms, main-floor laundry, and a primary suite with deck access, walk-in closet, and a freestanding soaker tub complete the level.



MAIN LEVEL



LOWER LEVEL





FEATURES & UPDATES

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

Home Features

- 4 bedrooms and 3 bathrooms
- 1,663 sq. ft. above grade
- 3,243 sq. ft. total finished living area
- Single-family detached bungalow
- Built in 2011
- White cabinetry with oversized contrasting centre island
- Quartz-style countertops
- Stainless steel appliances
- Gas range
- Tiled kitchen backsplash
- Hardwood flooring through the main living areas
- Gas fireplace with classic white mantel
- Large windows providing plenty of natural light
- Main-floor laundry
- Central vacuum
- Central air conditioning
- Forced-air natural gas heating

Primary Suite & Bedrooms

- Three bedrooms on the main floor
- Spacious primary bedroom
- Direct access from the primary bedroom to the rear deck
- Ensuite with freestanding soaker tub
- Walk-in closet accessed from the ensuite

Lower Level

- Large recreation and family space
- Fourth bedroom
- Full bathroom
- Dedicated storage room
- Additional flexible space suitable for a home office, gym, playroom, or hobby area

Exterior & Property

- 856 sq. metre landscaped lot
- Mature landscaping
- Covered and open-air deck areas
- Attached double garage
- Paved double-width driveway
- Wood exterior
- Asphalt shingle roof
- Municipal water and sewer



An aerial photograph of a suburban neighborhood. The scene is dominated by lush green trees and well-maintained lawns. Several houses with varying roof colors (grey, brown, blue) are visible, interspersed among the foliage. A paved road or driveway runs along the bottom left, with a few parked cars. The overall atmosphere is peaceful and family-oriented.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“We’ve really enjoyed how comfortable and practical this home has been for family life. The main floor has made day-to-day routines easy, with the bedrooms, laundry, kitchen, and living spaces all close together, while the finished lower level has given us extra room for play, relaxing, and spending time together.

The backyard and deck have also been a big part of what we’ve loved about the home. It’s been great having outdoor space for the kids while still having plenty of room for adults to sit, eat, and enjoy the warmer months.

We’ve also appreciated the neighbourhood and having green space nearby. It has been a really comfortable place to raise a young family, and the house has given us the flexibility to grow into the space without feeling crowded.”



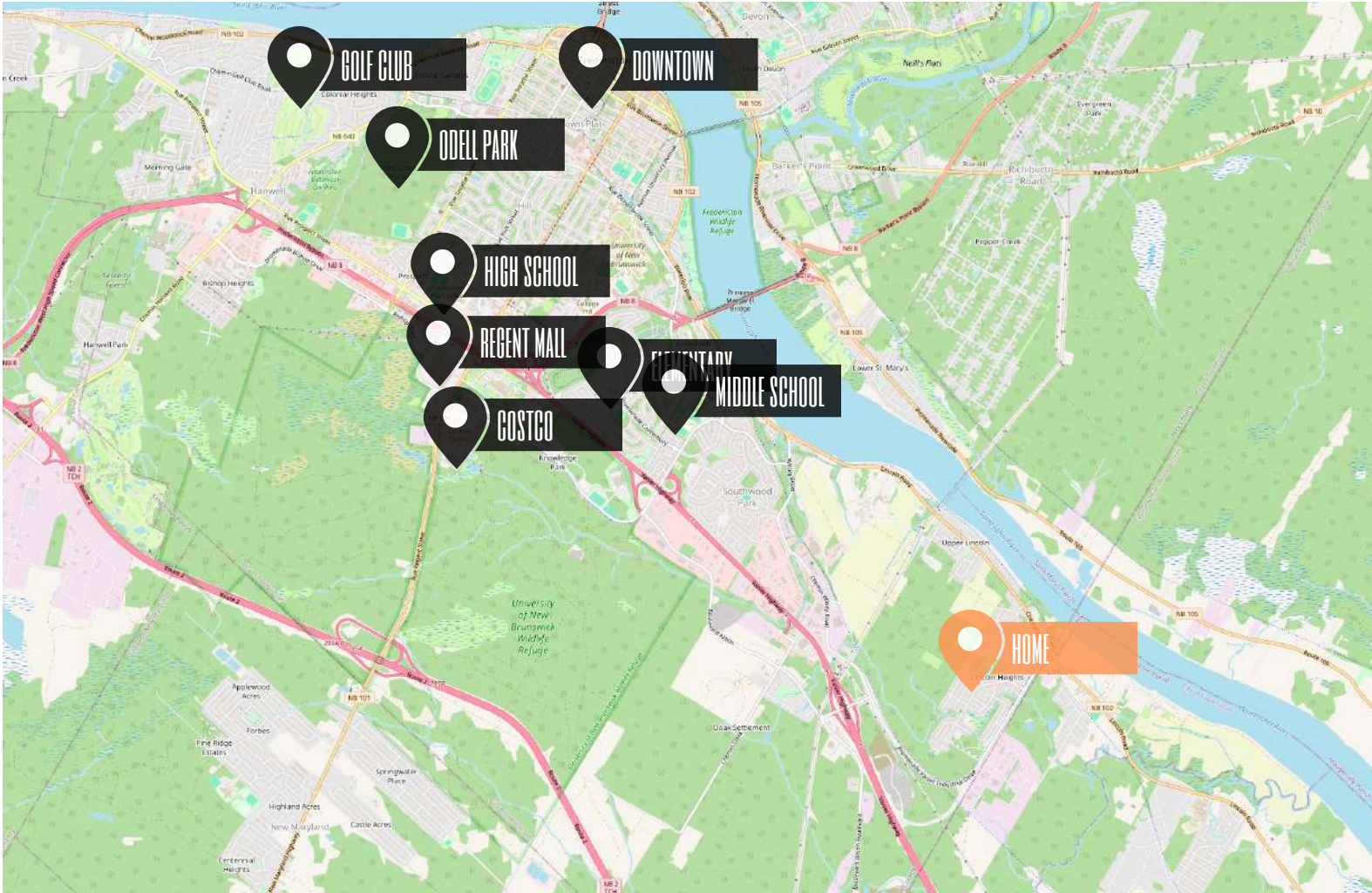
GRADES K - 5
Montgomery Street Elementary School



GRADES 6 - 8
Bliss Carman Middle School



GRADES 9 - 12
Fredericton High School



NEIGHBOURHOOD & SCHOOLS

A WONDERFUL PLACE FOR ALL

Located in Fredericton's Lincoln Heights area, the home offers a residential setting with neighbourhood recreation nearby. Lincoln Heights Playground and its large green space provide convenient outdoor space close to home, while the property's own mature landscaping and generous rear deck create comfortable options for relaxing, dining, and entertaining outdoors.



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This is not intended to solicit those who are currently working with another real estate company – we cooperate fully with other agents