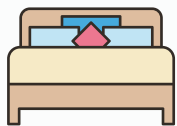


117 FULTON AVENUE

NASHWAAKSIS | FREDERICTON

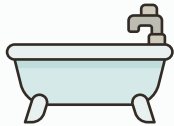
A classic two-bedroom bungalow on a spacious corner lot in Nashwaaksis, featuring hardwood flooring, a brick fireplace, a sun room, additional finished lower-level space, and a detached single garage.





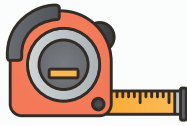
2

Bedrooms



1

Bathrooms



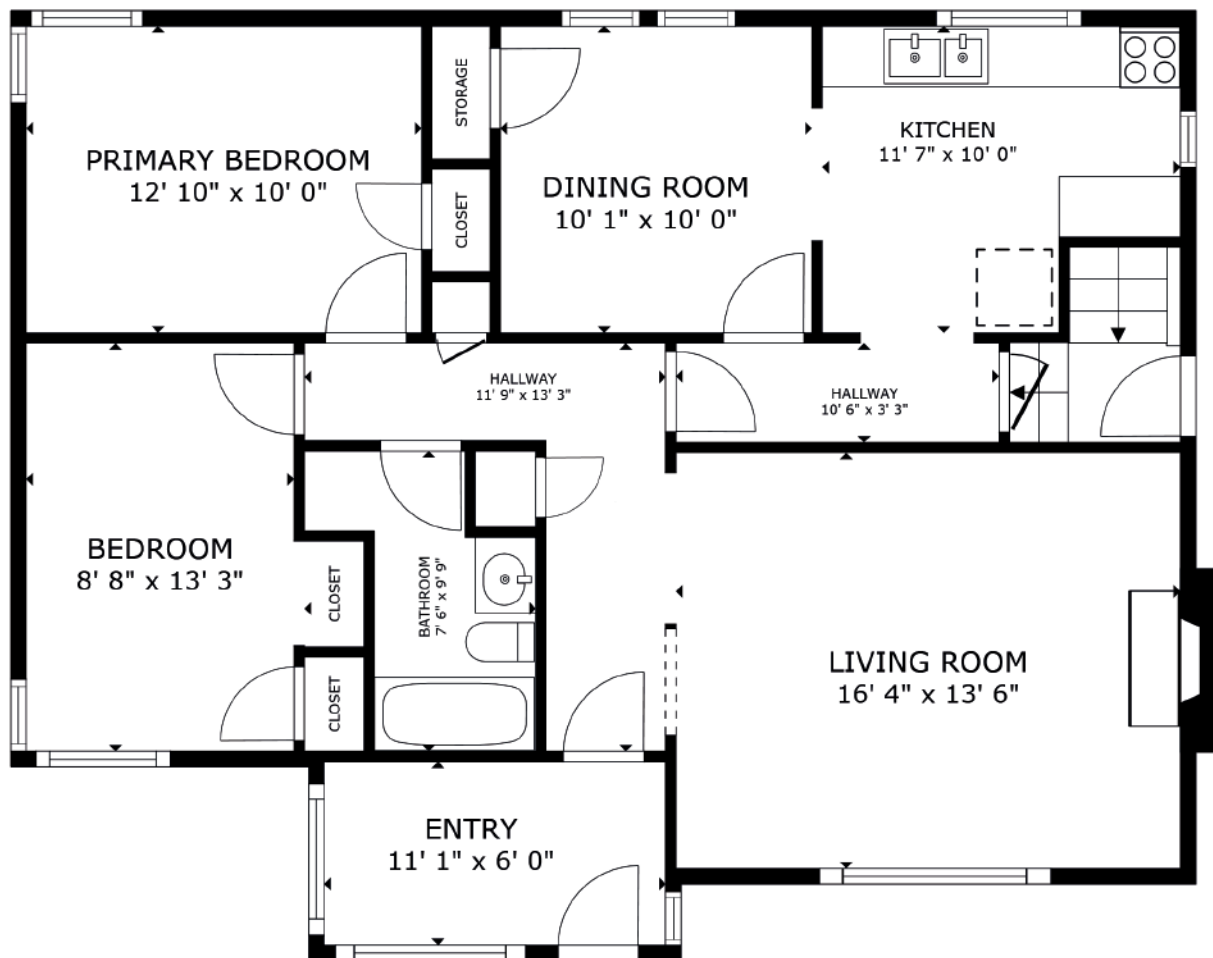
1385

Square Feet

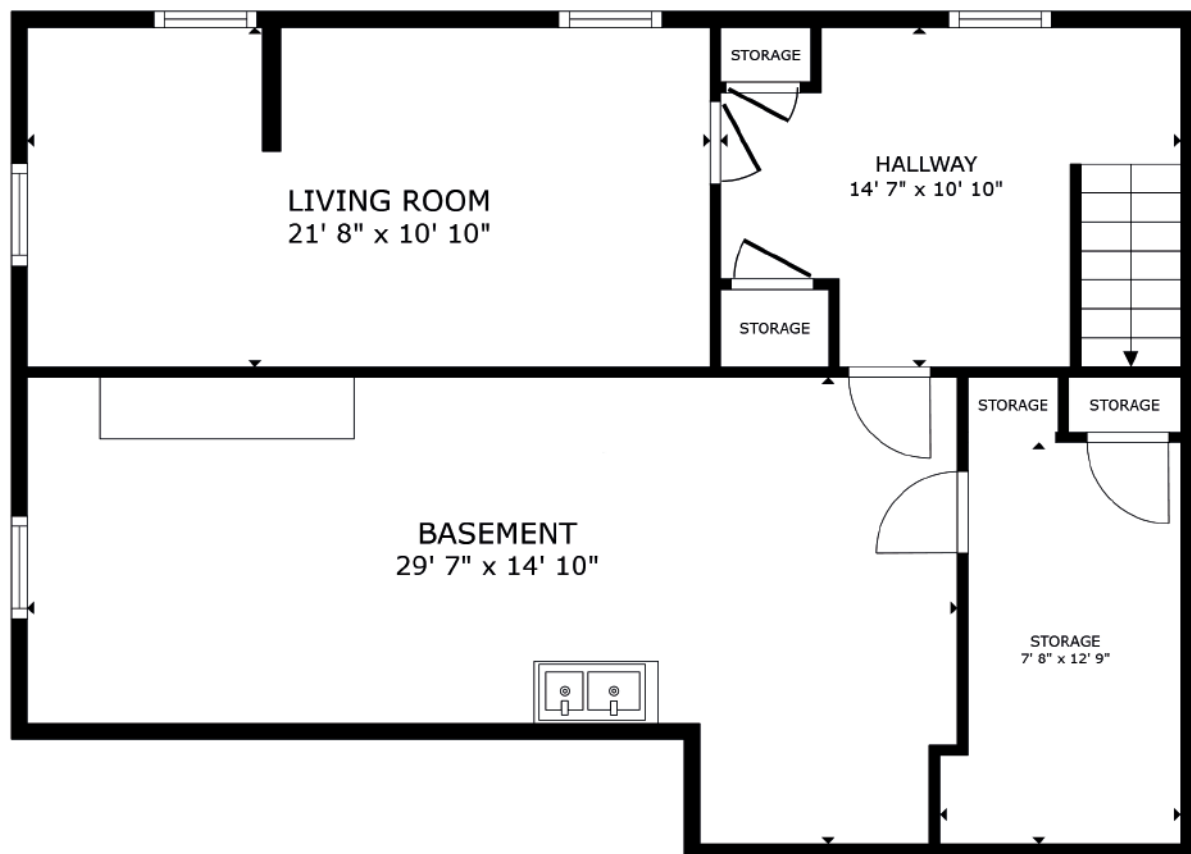
The main level offers a practical bungalow layout with hardwood flooring through much of the living space, a bright living room centred around a brick fireplace, a separate dining area, functional kitchen, full bathroom, two bedrooms, and a sun room. Downstairs, the lower level adds a generous living area along with substantial workshop, storage, and utility space, giving the next owner flexibility to update and use the home to suit their needs.



MAIN LEVEL



LOWER LEVEL





FEATURES & UPDATES

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

Home Features

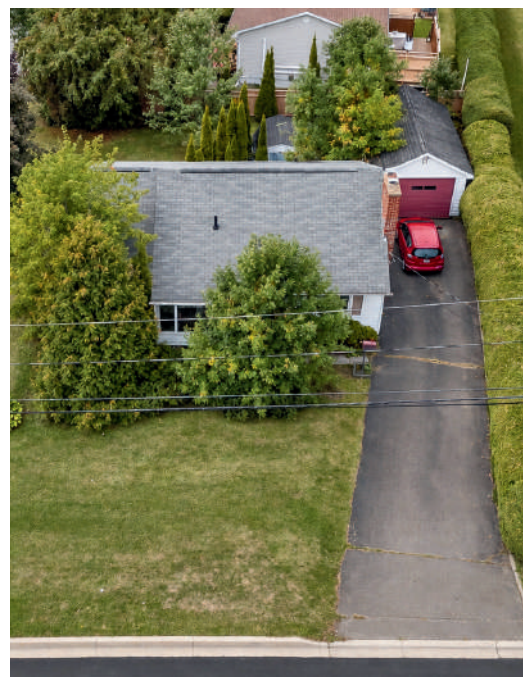
- 2 bedrooms and 1 full bathroom
- 1,017 sq. ft. above grade
- 1,385 sq. ft. total finished living area
- One-level bungalow layout
- Hardwood flooring through much of the main living space
- Bright living room with brick fireplace
- Separate dining room
- Functional kitchen
- Main-level sun room
- Partially finished basement
- Large lower-level living area
- Generous workshop, storage, and utility space

Property Features

- Spacious 600 sq. metre corner lot
- Mature trees and established hedging
- Landscaped property
- Detached single garage
- Paved single-width driveway
- Storage shed
- Vinyl exterior
- Asphalt shingle roof
- Municipal water and sewer

Additional Details

- Built in 1958
- Concrete foundation
- Electric and hot water heating
- Dishwasher, refrigerator, and stove included
- Water heater is rented
- Home and included appliances are being sold “as is”
- 2026 property taxes: \$3,173.92



An aerial photograph of a suburban neighborhood. The scene shows several houses with green lawns, mature trees, and paved streets. A red car is parked in a driveway on the right side. The overall atmosphere is peaceful and well-maintained.

WHY WE LOVE THIS PLACE

There's a lot to like about the combination of location, lot, and layout here. Set on a spacious corner lot in established Nashwaaksis, the property has mature trees, hedging, and a comfortable residential feel while still being well connected to the rest of Fredericton.

The bungalow layout keeps everyday living simple, and features like the sun room, detached garage, and additional lower-level space add useful flexibility. It's a home with a solid foundation of space and character in a neighbourhood that makes day-to-day living easy.



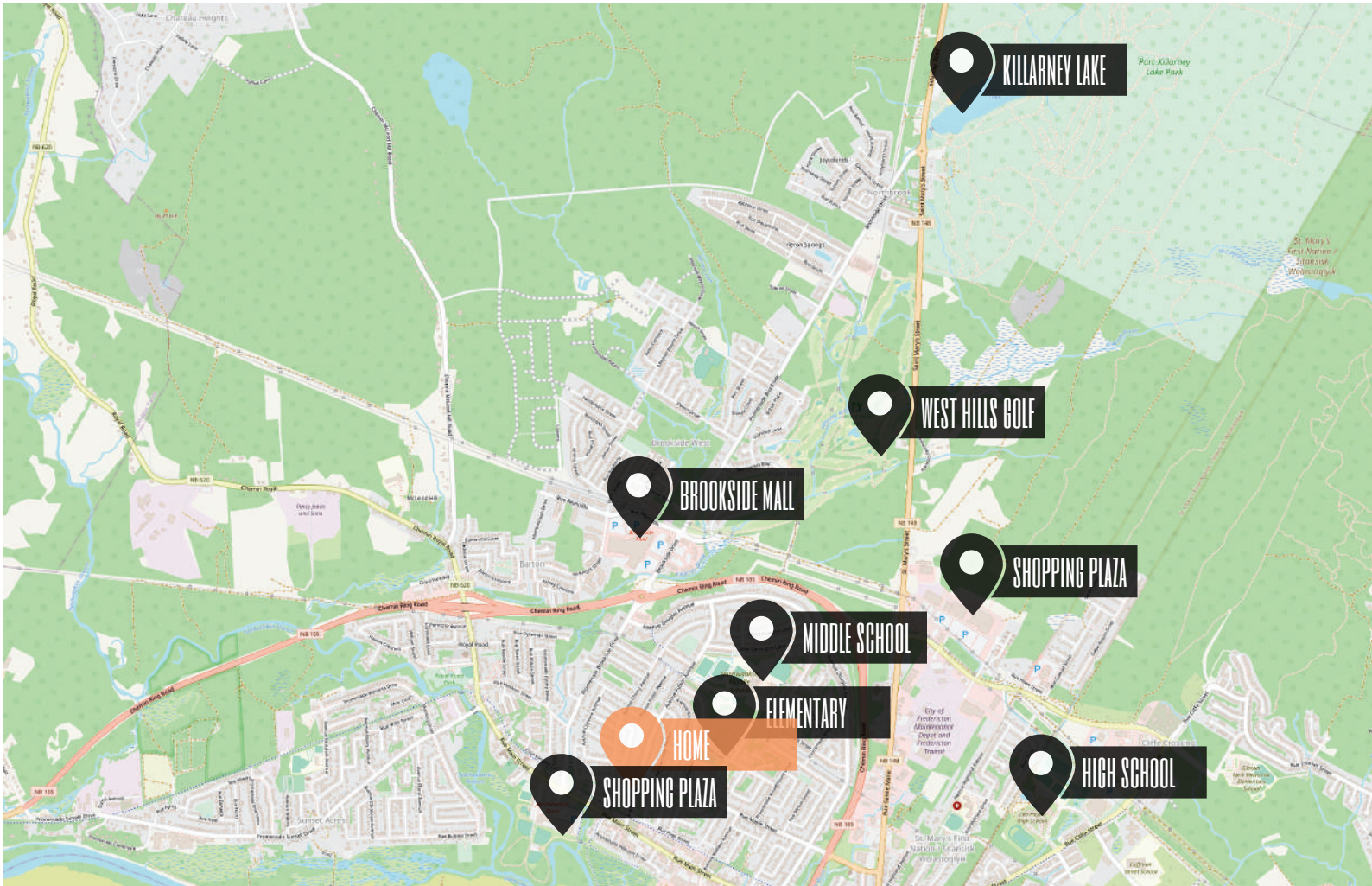
GRADES K - 5
Sunset Acres Elementary School



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.



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