660 Philip Street

FREDERICTON, NEW BRUNSWICK

A bright two-bedroom bungalow in Fredericton North featuring an updated kitchen, two separate living spaces, main-floor laundry, and a fenced backyard with a large deck and covered gazebo.













2
Bedrooms

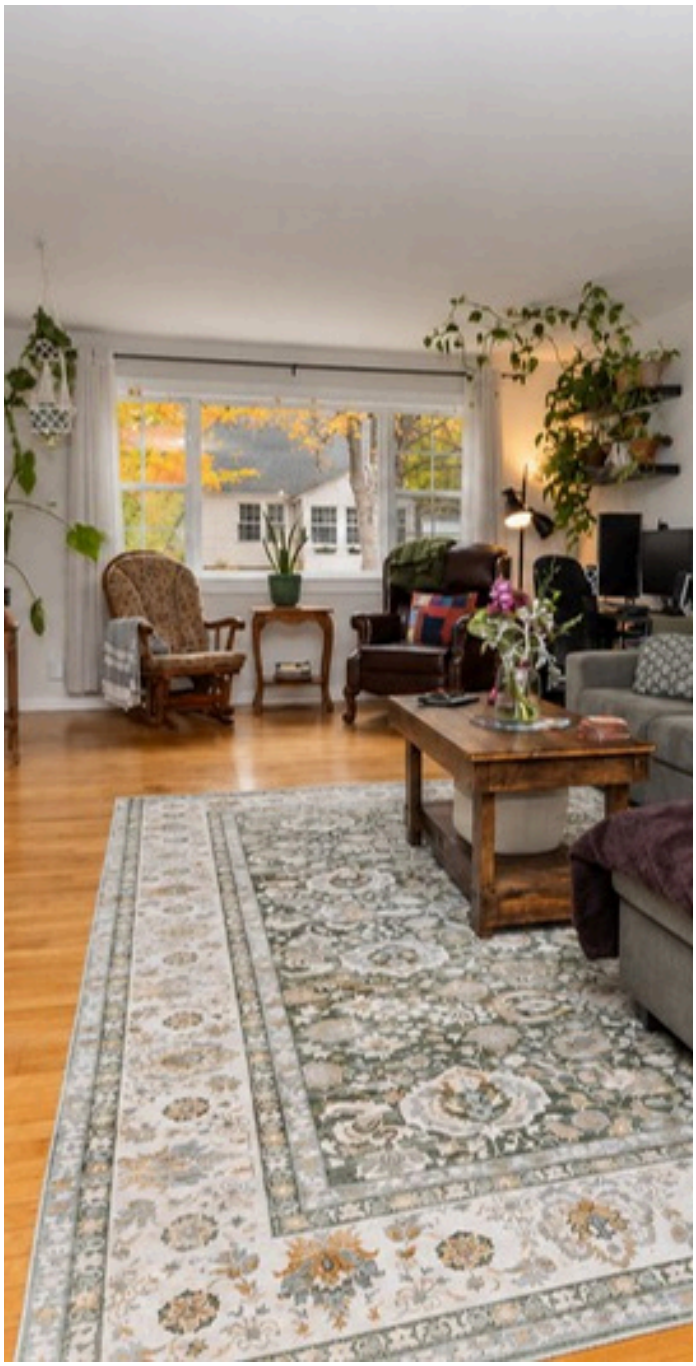
1
Bathrooms

1,043
Square Feet

An updated kitchen, two separate living spaces, and a backyard made for gathering bring everyday comfort to this bright bungalow. Hardwood floors and generous windows add warmth throughout, while main-floor laundry and a spacious mudroom keep daily routines practical. Outside, a large deck connects to a covered gazebo overlooking a fenced yard framed by mature trees. Set in an established Fredericton North neighbourhood.







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
- 1,043 square feet of finished living space
- Bungalow built in 1989
- Two separate living spaces for relaxing, entertaining, or a dedicated TV room
- Bright dining area with large windows
- Hardwood flooring throughout the living spaces and bedrooms
- Main-floor laundry and spacious mudroom with storage
- Full bathroom with a tub and shower
- Unfinished basement providing additional storage

Kitchen & Appliances

- Updated with white cabinetry and subway tile backsplash
- Stainless steel appliances
- Generous counter space and convenient breakfast bar
- Refrigerator, stove, dishwasher, washer, and dryer included

Property Features

- 766-square-metre lot on a quiet cul-de-sac
- Fenced backyard with mature trees and established landscaping
- Large deck and wooden gazebo for outdoor dining and relaxing
- Private, quiet backyard setting during the summer months
- Storage shed included
- Paved driveway
- Vinyl exterior and asphalt shingle roof

Updates & Renovations

- 2022: Attic re-insulated
- 2022: Ducted heat pump and central air conditioning installed
- 2025: New dishwasher installed

Comfort & Systems

- Ducted heat pump with central air conditioning
- Air exchanger
- Municipal water and sewer
- 200-amp electrical service with breakers
- Concrete foundation
- Rental water heater

Utilities & Services

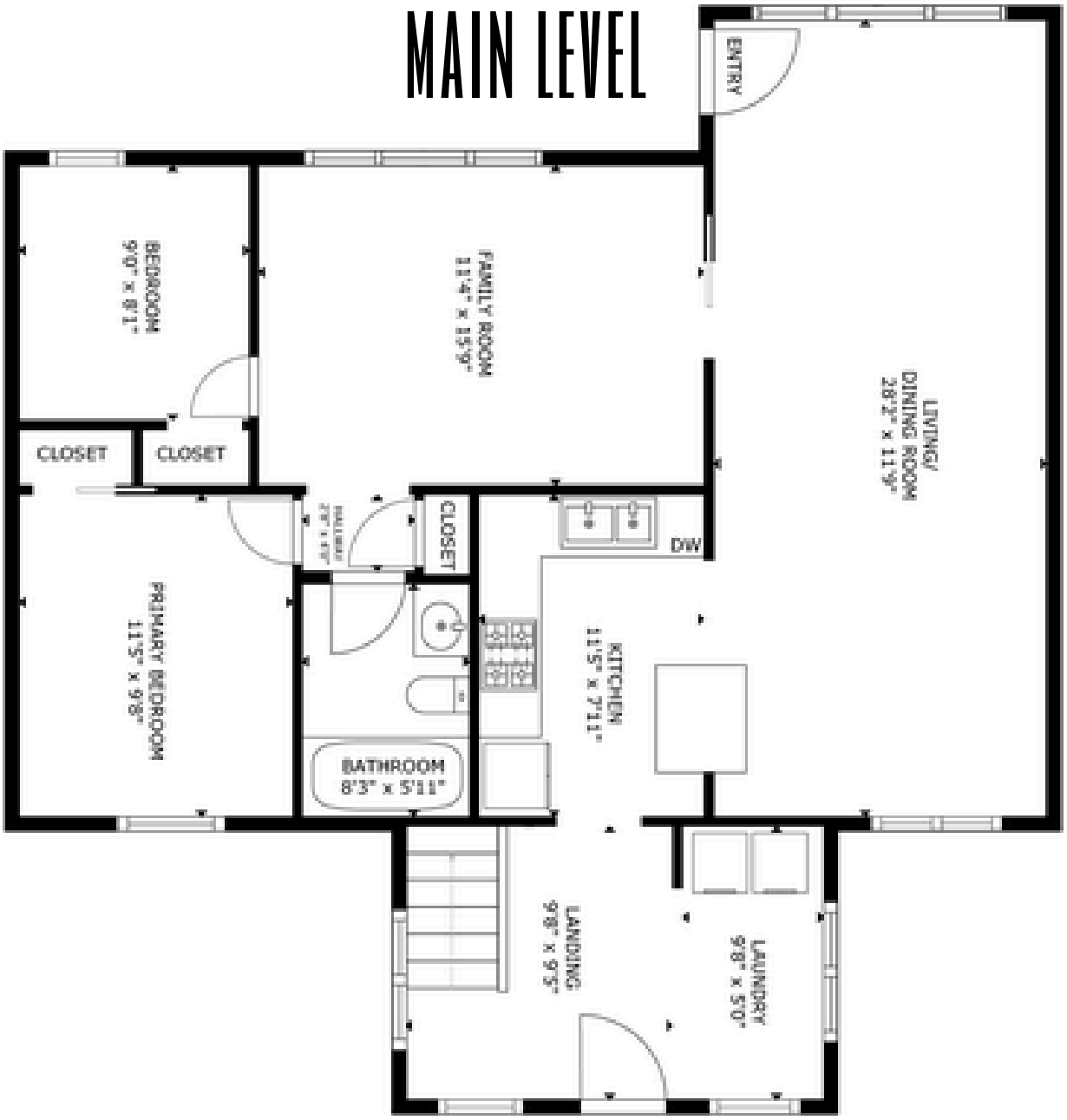
- Average power cost: approximately $158/month
- Average water cost: approximately $67/month
- Bell fibre internet currently used; speeds up to 3.0 Gbps available
- Monday garbage and recycling collection, alternating weekly
- Mail delivered to the home



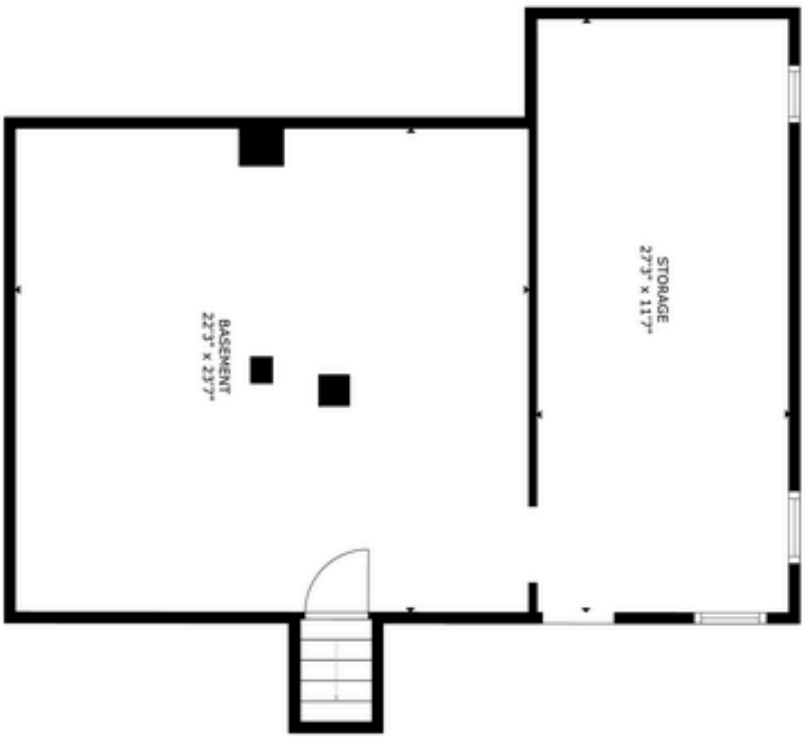





MAIN LEVEL



LOWER LEVEL





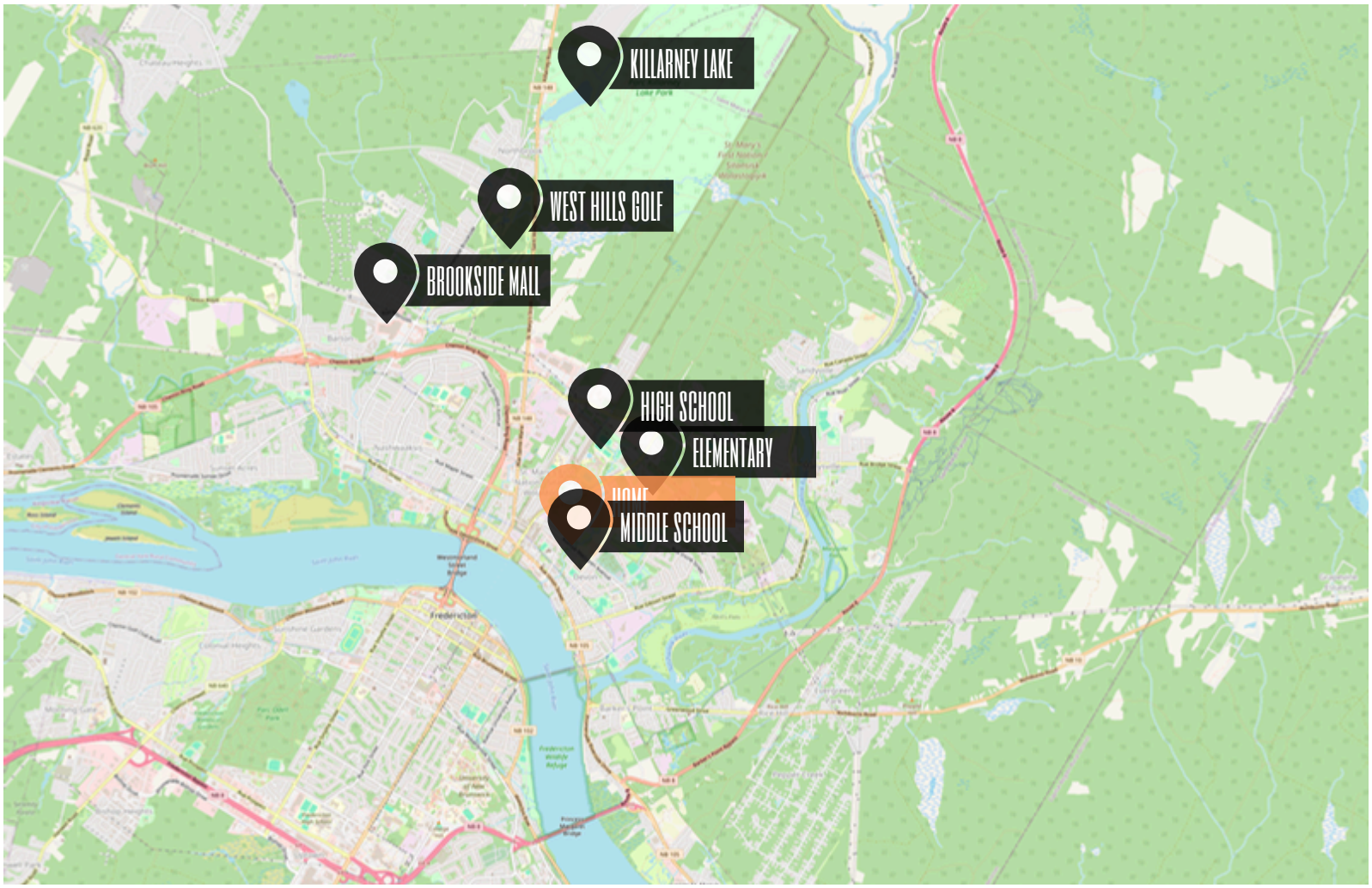
GRADES K - 5
Cuffman Street Elementary School



GRADES 6 - 8
Devon Middle School



GRADES 9 - 12
Leo Hayes High School

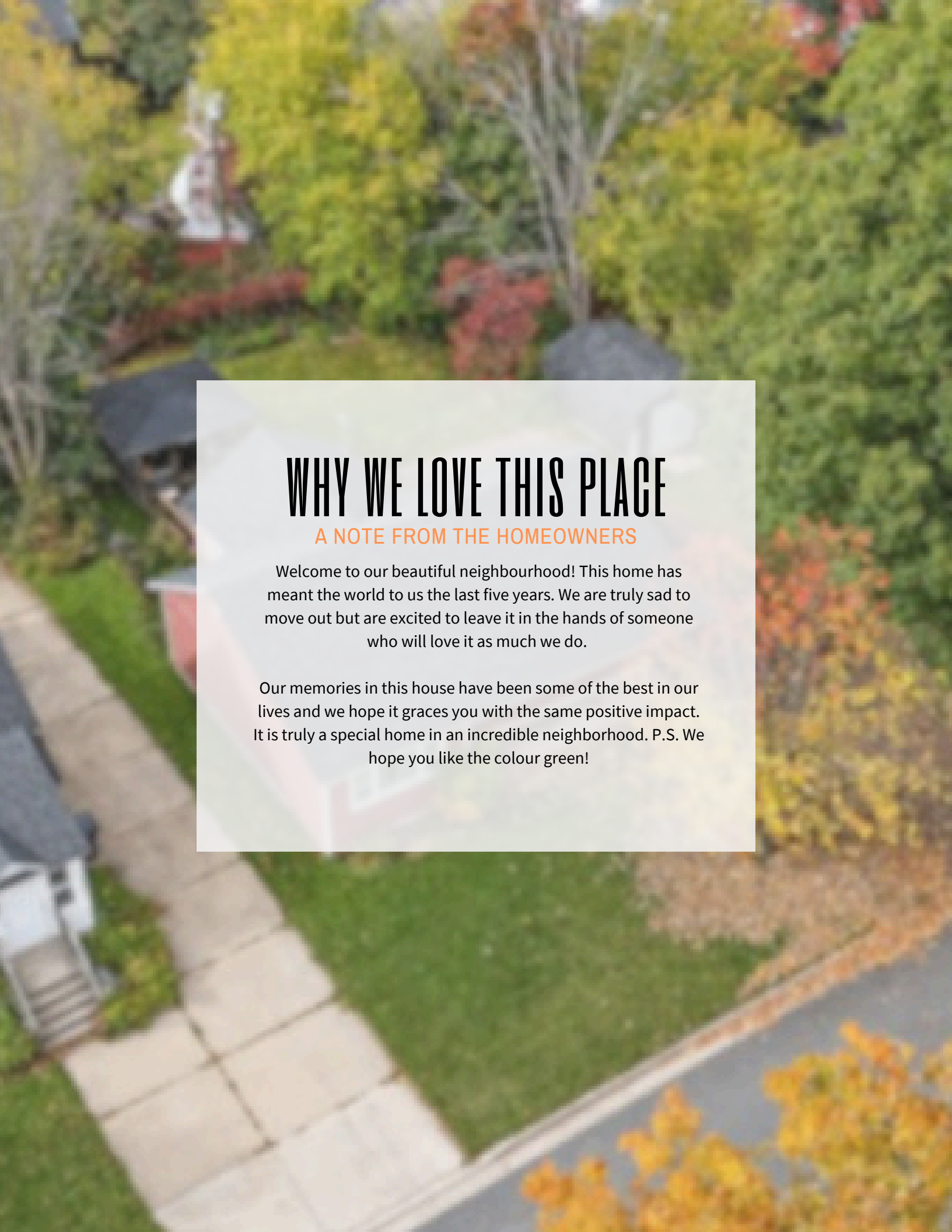




NEIGHBOURHOOD & SCHOOLS

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

Welcome to our beautiful neighbourhood! This home has meant the world to us the last five years. We are truly sad to move out but are excited to leave it in the hands of someone who will love it as much we do.

Our memories in this house have been some of the best in our lives and we hope it graces you with the same positive impact. It is truly a special home in an incredible neighborhood. P.S. We hope you like the colour green!

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