

\$185,000 - 442 Canada Street

Listing ID: NB016295

\$185,000

3 Bedrooms, 2 Bathrooms, 2275

Single Family

442 Canada Street, Fredericton, New Brunswick, E3A4A7

The perfect marriage of city & country; turn-of-the-century family home w/over 2275 sqft of finished space & sitting on a 1/3 acre fully fenced property overlooking the Nashwaak River. Modern conveniences for todays buyer, but the hints of yesteryear will truly have your heart; 9 ft ceilings w/ original wood mouldings, vintage soft & hardwood floors, WETT woodstove for cozy nights in, formal dining rm w/ built-in wall feature, all while offering things you don't expect incl huge master w/ walk-in closet, updated bath w/soaker tub AND shower, eat-in kitchen w/great storage & a fabulous main floor laundry/mudrm. The 2-tiered deck is ideal for entertaining & the green thumb in you will love the soil here feat. blackberries, raspberries, mini-kiwis, blueberries, asparagus & apple trees. Natural light thru-out & space for the entire family with the back 2-storey kitchen & master addition. The Marysville by-pass has greatly slowed the traffic & its so quiet inside you'll quickly forget how central you are! Join Marysvilles rich history all while being a skip to Gibson-Neill School & ""The Ville"" Community Center, right on the bus route & surrounded by great long-term neighbours. And keep those sneakers handy - you will LOVE having the



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Nashwaaks beloved year-round walking trail, accessible literally from your back door. BONUS, you'll be surprised at the efficiency. The owner, when occupied, paid \$250/mth (including both oil & electric) plus 2 cords of wood/year for a family of 4. (id:15452)

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