

# \$689,000 - 18 Weavers Way, Fredericton

MLS® #NB125624

**\$689,000**

4 Bedroom, 4.00 Bathroom, 2,769 sqft

Single Family on 0.11 Acres

N/A, Fredericton, New Brunswick

18 Weavers Way is a NEW CONSTRUCTION (5 bdrm+3.5 bath) ready for a family to move in. An energy efficient home, ICF FINISHED BASEMENT, with 9-foot ceiling on main floor & rigid insulation on the exterior walls . It is within the city, where you can enjoy full family life: 8 min to Fredericton downtown and 4 min. To Walmart/kent/Canadian Tire & 3 min to Willie O Ree Sport Complex. It has everything to offer a family with cozy and comfortable living. When you enter through a covered front veranda (concrete deck), it leads into a spacious high ceiling 11ft front foyer & a two piece guest bathroom. The living area is open concept that creates a fluid space between the living room, dining space, and kitchen area. The custom kitchen comes with an island, quartz countertop, lots of counter space. The patio door from the dining area gives you access to a deck perfect for barbecues and family relaxation. The upper level has 3 very spacious bedrooms and a den/office (can be a bedroom too), a main bath & laundry closet. The master suite has a walk-in closet, ensuite bath with soaker tub, stand-alone shower & double vanity. The basement area is FULLY FINISHED with a full bath, a large bedroom, a family room & storage space. Home comes with 7 years Atlantic Home Warranty, ductless heat pump with baseboard backup. The listing REALTOR® is a director for the company who is the vendor & is a Licensed REALTOR®. Builder rebate goes to builder. Garage door: 9ftx9ft (id:6289)



Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | NB125624      |
| Price          | \$689,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 2,769         |
| Acres          | 0.11          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 18 Weavers Way |
| Subdivision | N/A            |
| City        | Fredericton    |
| Province    | New Brunswick  |
| Postal Code | E3A3P8         |

## Amenities

|              |                                           |
|--------------|-------------------------------------------|
| Features     | Cul-de-sac, Level lot, Balcony/Deck/Patio |
| Parking      | Attached Garage, Garage, Heated Garage    |
| # of Garages | 2                                         |

## Interior

|         |                                       |
|---------|---------------------------------------|
| Heating | Electric Baseboard heaters, Heat Pump |
| Cooling | Heat Pump                             |

## Exterior

|                   |                |
|-------------------|----------------|
| Exterior          | Stone, Vinyl   |
| Exterior Features | Not landscaped |
| Foundation        | Concrete       |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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