

# \$269,900 - 175 Riverside Drive, Fredericton

MLS® #NB127046

**\$269,900**

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Single Family on 0.02 Acres

N/A, Fredericton, New Brunswick

Welcome to this well-maintained townhouse located in a quiet court, offering both comfort and convenience. The home features a brand-new roof for added peace of mind, along with a private deck where you can relax or entertain. A designated parking space adds to the practicality, while snow removal and lawn care are included, making day-to-day living stress-free. Inside, you'll find two heat pumps for efficient heating and cooling, including one in the spacious primary suite. The primary bedroom also boasts two large walk-in closets, providing exceptional storage. For added convenience, laundry is located on the second floor, just steps from the bedrooms. Tucked away in a peaceful setting, this property offers privacy without sacrificing proximity to schools, shopping, and everyday amenities. A great opportunity for those seeking a quiet lifestyle without compromising on comfort. (id:6289)

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | NB127046  |
| Price          | \$269,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Half Baths     | 1         |
| Square Footage | 1,200     |
| Acres          | 0.02      |



|            |               |
|------------|---------------|
| Year Built | 2008          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 175 Riverside Drive |
| Subdivision | N/A                 |
| City        | Fredericton         |
| Province    | New Brunswick       |
| Postal Code | E3A6R1              |

### Interior

|              |                                       |
|--------------|---------------------------------------|
| Heating      | Electric Baseboard heaters, Heat Pump |
| Cooling      | Heat Pump, Air exchanger              |
| # of Stories | 2                                     |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior          | Brick, Vinyl |
| Exterior Features | Landscaped   |
| Foundation        | Concrete     |

### Listing Details

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



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