



Greater Moncton REALTORS® du Grand Moncton

## 262 George Street Fredericton New Brunswick

\$759,000

Experience living in downtown Fredericton with this award-winning semi-detached condo. This 5-bedroom home with 2.5 bathrooms, a den/office, and a spiral staircase is ideal for corporate retreats and entertaining, situated conveniently close to downtown's shops, restaurants, and waterfront amenities. Incredible 10-foot ceilings upstairs and 9-foot ceilings on the main level, this home has a spacious and airy ambiance. Luxe, modern living has never been better! Enjoy the comfort of in-floor heating throughout the main level and efficient heat pump heating/cooling upstairs. The entire house is wired to a natural gas-fed automatic backup generator, ensuring peace of mind during power outages. Natural gas fuels the generator, barbecue, and hot water, while electric powers the rest of the home. The heated/insulated garage, aluminum curtain wall windows, and pre-finished wood clapboard siding add both functionality and aesthetic appeal. Shared driveway with ample parking spaces and an amazing shared gym only with the other condo owner. There is more! Relax and have fun on your very own private upper patio with sunny and shaded areas, perfect for relaxing or entertaining guests. Some furnishings can be included, and most staging is available for purchase, making this a turnkey opportunity. Downtown living in Fredericton IS the place to be. Perfect for working professionals, families and those of whom simply want to be in the heart of the city. (id:6769)

Living room/Dining room 29x26.3

2pc Bathroom 6.4x4.5

Bedroom 9.3x17.3

3pc Ensuite bath 7.2x6

Den 13x17.8

Foyer 8.76x5.5

5pc Bathroom 7.9x11

Laundry room 4.6x11

Bedroom 10.4x11

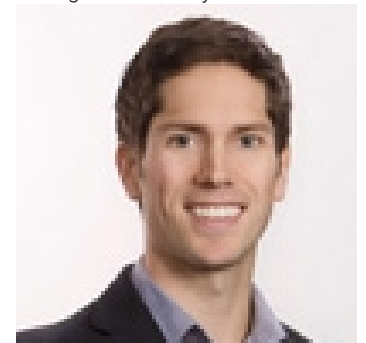
Bedroom 10.4x11

Bedroom 11.4x7.5

Bedroom 11.5x13

Other 9.7x5.4

Listing Presented By:



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<https://jocelynclements.remaxqualityrealestate.com/>



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

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