



Parcel Summary

51 DeMerchant Drive, Fredericton



51 DeMerchant Drive is a standard building lot located on the North Side of Fredericton. Located off Cuffman Street, the property is close to several schools, and commercial complexes including gas stations, food and beverage establishments, and retailers. Located along bus routes and in close proximity to recreational complexes and active transportation trails.

Site Details		Distance to Amenities	
PID	75565614	Elementary School	450 m
Civic	51 DeMerchant Drive	High School	1.3 km
Assessed Value	\$60,800.00	Grocery Store	2.9 km
Site Services	Municipal water & sewer	Bus Stop	1 km
Zoning	R-5	Public Park	450 m
Lot Size	345 m ²		
Restrictive Covenant	C-961		
Permitted Housing Type:		Single Detached Dwelling	

This lot is available to buyers who qualify for the Affordable Home Ownership Program which is administered by the City of Fredericton. More information on the Program and application details can be found at the following link:
<https://www.fredericton.ca/business-development/development-zoning/financial-incentives>

For more information contact:
Ryan Seymour
Manager of Real Estate
City of Fredericton
P: 506-460-2637
ryan.seymour@fredericton.ca