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HomeLife Sunrise Real Estate (2008) Ltd.

5103 52nd Street, Yellowknife, NT

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606 Anson Drive

\$319,900



Room Sizes				
LR 13x20	DR/Den 14x4	KI 10x8.5	1 x B4 1x B2	MBR 11x16
BR 11x11.5	BR 11x9			

Heat	Insulation/ Foundation	Building	Taxes/Misc. Costs	Price Includes
Fuel: Oil (2012 Vilco insulated tank) Hotwater: off boiler (2013) Annual Cost (2017): 3000L (includes heat and hot water)	Ceiling: R40+ Walls: R20 Crawlspace: 3" spray foam Foundation: Concrete	Sq Ft: 1094 + 6' heated crawlspace Age: 2004 <u>Legal</u> Unit 52 Condo Plan C2090	City taxes: 2828/yr Lot improvement: 283.27/mo Electricity: 2906.93/yr	- Fridge - Freezer - Dishwasher - Stove/Oven - Washer/Dryer - Window Coverings

Affordable and unique 3 bedroom home on a low traffic street in Northlands. Open concept kitchen and living room area, this home is completely drenched with natural light - including amazing energy saving solar tubes that allow natural light in ceiling (Example shown in photos 16 & 17). Beautiful custom inlaid maple shelving throughout home. Flat drywall ceilings. Econo-sized kitchen built and designed on site. Great back garden area - very warm spot in the summer! Great for entertaining or growing plants! Foot path full of stones from the East arm.

Lot is fenced and has a nice amount of trees for privacy. Simplistic concept - great for a new family. Full crawlspace below house with potential for second bathroom - currently roughed in for tub and toilet.

