

Shane Clark

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HomeLife Sunrise Real Estate (2008) Ltd.

5103 52nd Street, Yellowknife, NT

www.homelifeyk.com

Unit 201 121 Moyle Drive

\$355,500



Room Sizes				
Entry 4x6	LR 13x17	DR 8x8	KI 12x15	2 full Baths
MB 10x13	BR 10x12	Laundry 5x9	Balcony 5x18	

Heat	Insulation/ Foundation	Building	Taxes/Misc. Costs	Price Includes
InFloor Heating Cost: included in Cond fees Hot water tank: Included in condo fees	Ceiling: 52 Walls: 28 Foundation: Concrete	Sq Ft: 1080 Age: 2012 <u>Legal:</u> Unit: 36 Condo Plan: C4456	City taxes: \$1679.73 Power Costs: \$1800 Condo fees: \$439.27/month	Fridge/Stove/DW Washer/Dryer Window coverings Kitchen Island Shelves in Laundry and bdrm.

- Clean & bright property in great location. Triple pane windows & well insulated.
- Flooring upgrade throughout with no carpets in this unit other than stairwell.
- Maple cabinetry with light finish in kitchen and bath. Stainless steel Appliances.
- Extra storage in Laundry area. Shelving units can be included in price.
- Newer neighbourhood, now established. Grounds kept clean and easy access to ski trails.
- Location is very close to city transit stop.
- Unique long parking spot offers space for one vehicle and one motorized bike/skidoo.
- Bonus space above stairwell offers computer area or sitting nook.
- Walk in closet space between master bedroom and ensuite.
- Main bath is across from 2nd bedroom.
- Condo fees cover Heating, building insurance, landscaping, property management, repairs, snow removal, water, common taxes & power, sprinkler testing and more.
- Call or text Shane for your Personal tour 867-446-4663

This information is from sources believed reliable but should not be relied upon without verification. HomeLife assumes no responsibility for its accuracy

