



3304

www.cbyk.ca

WELCOME TO 423 A Norseman Drive \$207,000

+ LI*

WORK 669-2115

CELL 446-1046

TF 1-833-669-2100

ROD STIRLING



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 14 X 13	DR	KIT 14 X 11	FAM/ DEN	LA	BATHS	1-4pc
MBR 14 X 10	BR 10 X 8	BR 10 X 10	BR	BR	STRG	BSMT
Family Rm 15 x 10					Entry	Deck 12 x 16

HEAT

INSULATION

BUILDING

LOT

Type F/ A OIL	Ceiling: R 50+/-	Sq. Ft. 1083	Lot Size 36 X 94 = 3810
Annual Cost \$2,500.00	Walls: R 20	Age 1974/96 Reno'd	Garage
Litres Over Last 12 Mon. Estimate	Floor: R 20	Lot Block 163 Plan C2090 Unit 103	Parking Single Gravel
	Skirting: R 14		

SPECIAL FEATURES /FURNISHINGS:

New infrastructure (water & sewer) with new pavement coming this summer, easy access to rec. facilities, hospital & shopping areas, fenced & landscaped yard area, front deck, separate entry to a spacious bedroom perfect for a room rental, or use as a rec. room, some of the many upgrades over the past number of years are: roof, siding, insulation, PVC windows, furnace, fiberglass oil tank, new hot water tank, drywalled interior, upgraded appliances, flooring, light & bright interior with 3 bedrooms, living & family rooms, airtight wood stove in living room, double closets with built-in dresser in master bedroom, spacious bathroom, immediate possession, recent appraisal on file.

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, Blinds & Shed.

****Northlands is subject to a local improvement charge (LI) covering new sewer and water piping at \$283.27/month for 25 years @ 3.3% interest**

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr	\$1248	2016
Tenure	Fee Simple	
Fees	\$283.27 / Mo. LI \$55 / Mo. Condo Fee	
Area	NORTHLAND	

Make: Chancellor
Model:
Serial #: 1248
CSA:

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CITY OF YELLOWKNIFE

423 A Norseman Drive



Legend

Buildings

- <all other values>
- Arctic Winter Games 2008
- Church
- City of Yellowknife
- Commercial
- Government
- Hospital
- Hotels and Motels
- Office
- RCMP
- Recreation
- Residential
- School
- Unknown

Trails



Parcels



Streets



Parks



Municipal Boundary



Waterbodies



One Way Markers



Notes

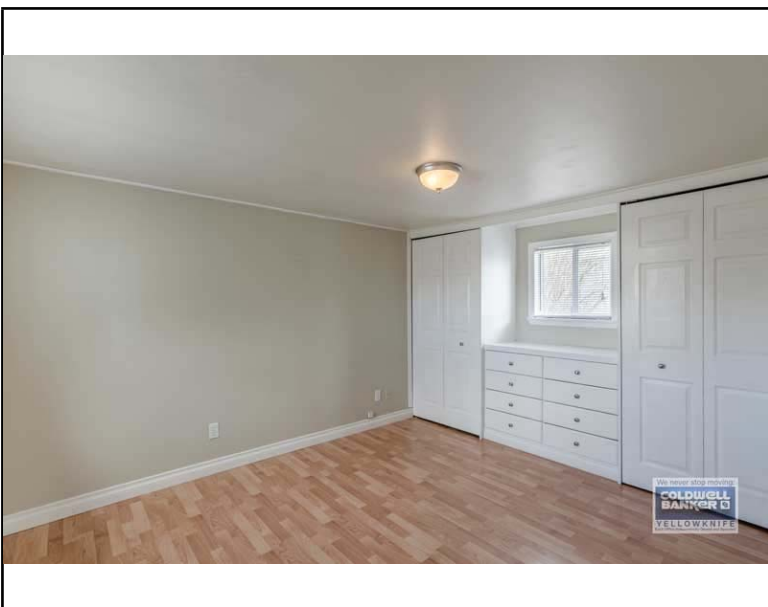
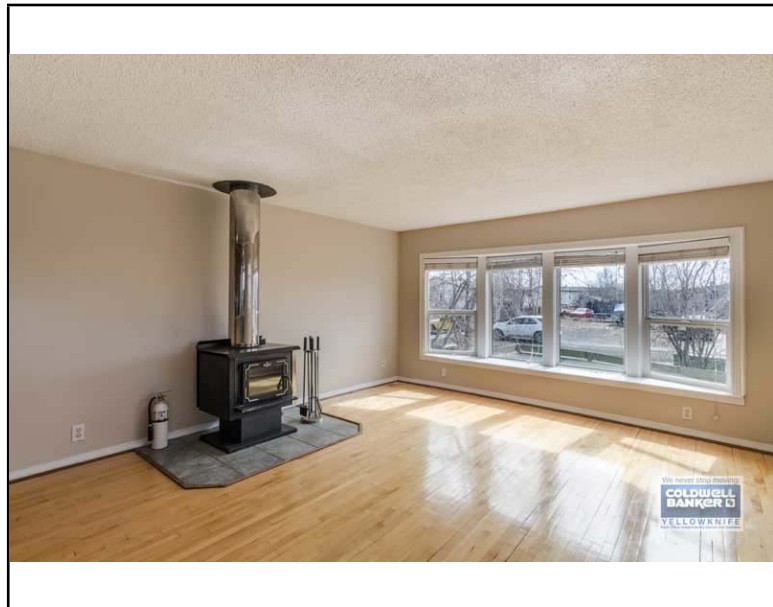


1: 547

0.0 0 0.01 0.0 Kilometers

NAD_1983_UTM_Zone_11N
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