



3360

www.cbyk.ca

WELCOME TO
205 Woolgar Avenue
\$465,000

WORK 669-2110

CELL 688-5376

TF 1-833-669-2100

CURTIS SERNOSKIE

C



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 11.2 X 13.3	DR	KIT 14.11 X 11.3	FAM/DEN 11.2 X 22.4	LA 7 X 12	BATHS	2 Full
MBR 11.6 X 12	BR 9 X 12	BR 9 X 12	BR	BR	STRG	BSMT
					Entry	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type F / A OIL	Ceiling: R 40	Sq. Ft. 1416	Lot Size 7875
Annual Cost \$2,621.08	Walls: R 20	Age 1977/08	Garage
Litres Over Last 12 Mon. 2108 L Plus 2 Pallets of Pellets	Floor: R	Lot 32 Block 510 Plan 4351 Unit	Parking Triple+
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

This inviting home situated in a friendly neighbourhood is sure to delight. Modern décor gives a feeling of relaxation and warmth throughout this 3-bedroom home, complete with 2 full bathrooms; the master ensuite boasting a king-sized jet-tub, perfect for unwinding after a long day. Entertaining in this space is seamless, with a spacious open-concept living room complimented by a pellet stove (2013), and a recently renovated kitchen (2015), complete with corner walk-in pantry and stainless-steel appliances. Numerous additional upgrades to the interior including main bathroom renovation (2015), custom bookshelves (2016), professional painting throughout (2016/18), modern flooring in the main living areas and front bedrooms (2017/18), and various appliances within the last three years.

The exterior provides ample parking, double wall fibre glass fuel tank (2011), front yard boardwalk (2018), fully fenced rustic backyard with large deck, mature trees, and a glass-walled greenhouse. Storage is made easy on this property with 2 sheds, a tent shed and a heated crawl-space underneath the house. The oversized double lot also allows for future developments as desired, such as a garage or work-shop.

This must-see property in an established Yellowknife neighbourhood is not going to last long!

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Garburator, Blinds, Drapes, Shed x2, Greenhouse, Tent Shed

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr	\$3205.67	2018
Tenure	Fee Simple	
Fees		
Area	FRAME LK	

Make:
Model:
Serial #:
CSA:

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CITY OF YELLOWKNIFE

205 Woolgar Avenue



Legend

- Public Washrooms
- 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**
- Road
- Private Laneway
- Parks
- Municipal Boundary
- Waterbodies
- One Way Markers

Notes

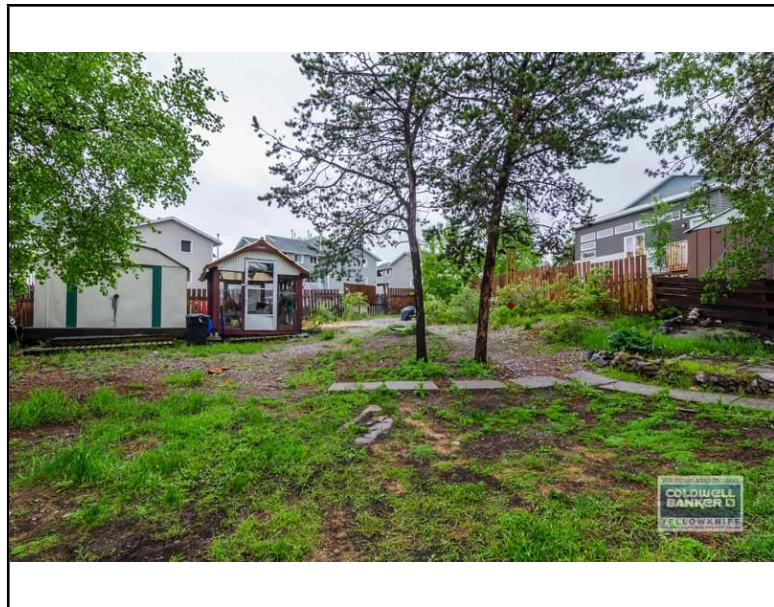
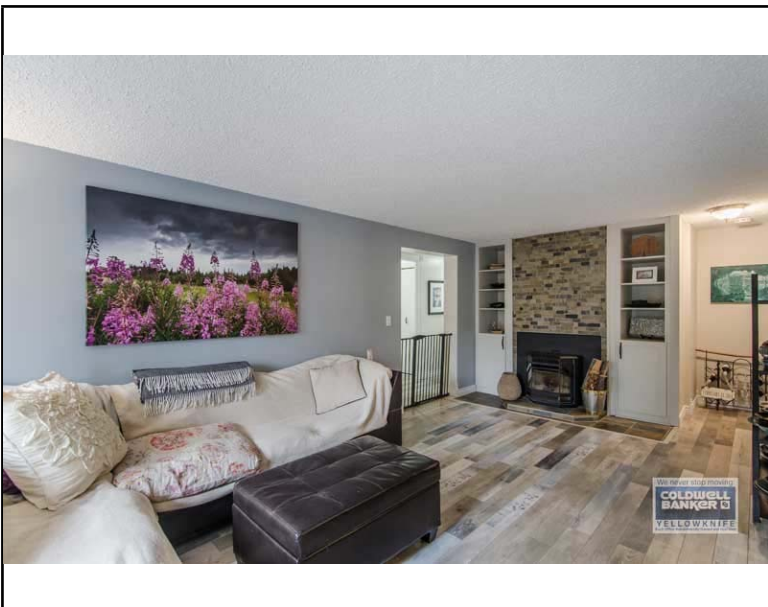
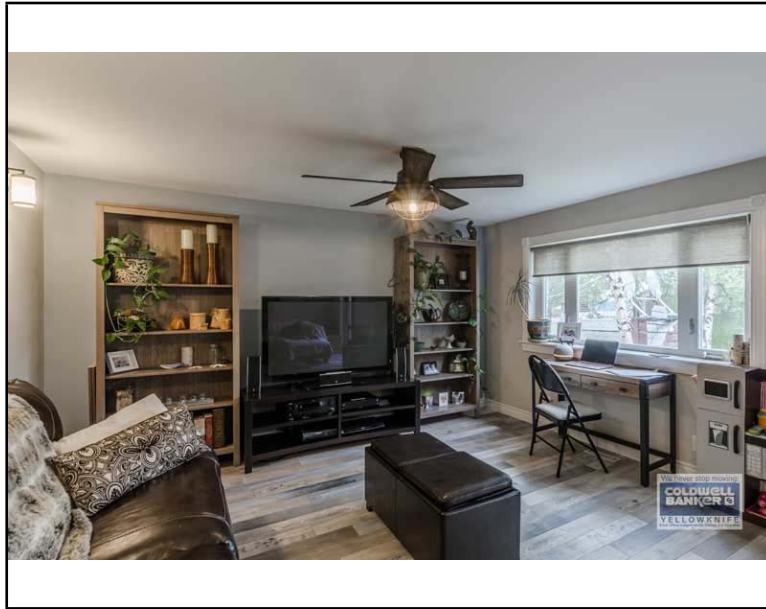
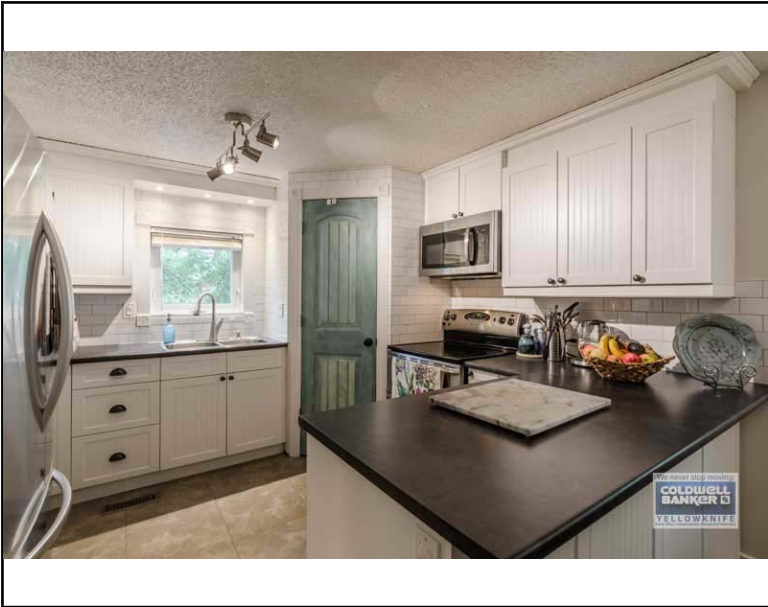


1: 665

0.0 0 0.02 0.0 Kilometers

NAD_1983_UTM_Zone_11N
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