



2739

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**WELCOME TO**  
**39 Alder Drive**  
**\$179,000**  
**INUVIK**

**WORK 669-2112**

**CELL 765-8967**

**JIM WELLER**



## COLDWELL BANKER NORTHERN BESTSELLERS

### ROOM SIZES

					<b>BATHS</b>
					<b>STRG</b>
				<b>FOYER/ENTRY</b>	<b>BSMT</b> Head High Crawl Space
				Make: Model: Serial #:	<b>Deck 3 DECKS</b>

### HEAT

### INSULATION

### BUILDING

### LOT

Type <b>H/W OIL</b>	Ceiling: R 40	Sq.ft 1550	Lot Sz 11419
Annual Cost	Walls: R 20	Age 1986	Garage Double
Litres Over Last 12 Mon.	Floor: R		Parking Gravel
	Skirting: R	Lot 57 Block 46 Plan 564 U#	

### SPECIAL FEATURES /FURNISHINGS:

#### Priced 10% Below Appraised Value

This two storey 1550 sq home built in 1986 has 3 bedrooms plus a den and 2 full baths. It sits on a large, deep, pie shaped lot, has a detached double garage and loads of storage in an insulated, heated head tall crawl space It is set on wood pilings which were inspected and certified in 2008. The heating system is an oil fired hot water boiler with baseboard radiation.

Other features include oak cabinetry and a kitchen island with built in range top.  
Of interest to investors: This home is currently rented.

### FOUNDATION

Wood Piles

### PROPERTY TAXES

Amount/yr \$2875 2017

**TENURE** Fee Simple

**Fees**

**Area**



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