

WELCOME TO

111 HORDAL ROAD

\$399,900

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046

C



ROOM SIZES

Living Room 15.11 X 15	Dining Room 12.11 X 5.1	Kitchen 12.9 X 9.11			BATHS 1-4pc, 1-4pc Ensuite
Primary Bedroom 13.4 X 12.9	Bedroom 8.2 X 9.5	Bedroom 9.4 X 15			Storage Basement
Laundry 9.1 X 7.7				Make: SRI-Regent-Villa Model: LB752E80X16 Serial #: HH1124A	Foyer / Entry 5.4 X 6.5 Deck 337 Sq. Ft.

HEAT

INSULATION

BUILDING

LOT

Type F/A PROPANE	Ceiling: R 36	Sq.ft 1216	Lot Size 5852
Annual Cost \$2,400.00	Walls: R 20	Age 1988	Garage
Litres Over Last 12 Mo. Estimate as furnace is new.	Floor: R 24	Lot 60 Block 544 Plan 1978	Parking Triple Gravel
	Skirting: R	Unit	

SPECIAL FEATURES /FURNISHINGS:

Close to schools, parks, recreational areas this 3BR/2 bath home situated on a permanent foundation with no need for periodic leveling. Located in an established area of Frame lake South. Ample storage with a heated and wired shop and two storage sheds, a spacious greenhouse for the gardener as well.

Some of the many recent upgrades featuring: Triple gravel parking with a level and useable graveled backyard laid on geotextile fabric. Bonus rear yard parking for small RV's. Firepit area at the rear of the spacious private backyard that backs to open space. New pressure treated deck, metal roof, vinyl siding, new triple glazed PVC windows, partial skirting replacement, all water lines upgraded to pex, new HW tank, new propane furnace with a line run to the deck for continuous propane supply to the barbeque, new kitchen countertops, refresh to the cabinets, new deep kit sink, maple hardwood flooring throughout, both bathrooms upgraded featuring a deep tub, tiled tub/shower surround areas with tempered glass doors. All appliances upgraded in the past 5 years. Smoke and pet free home. Must be seen property to be appreciated.

Price includes: Fridge, stove, dishwasher, washer, dryer, microwave range hood, water purification system, custom blackout blinds, closet organizers, firepit, shop, two sheds, greenhouse.

*Liberty security system with new contract in place with purchasers.

FOUNDATION

Concrete Columns

PROPERTY TAXES

Amount/yr	\$2359.88	2020
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Tenure	Fee Simple
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Fees

Area	Frame Lk South
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CITY OF YELLOWKNIFE

111 Hordal Road



1: 362

Legend

- Zoning
- Undeveloped Area
- Trails
- Condo Units
- Parcels
- Streets
- Road
- Private Laneway
- Hydrants
- Parks
- Municipal Boundary
- Waterbodies
- One Way Markers

Notes

My Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.0 Kilometers

0.01

0

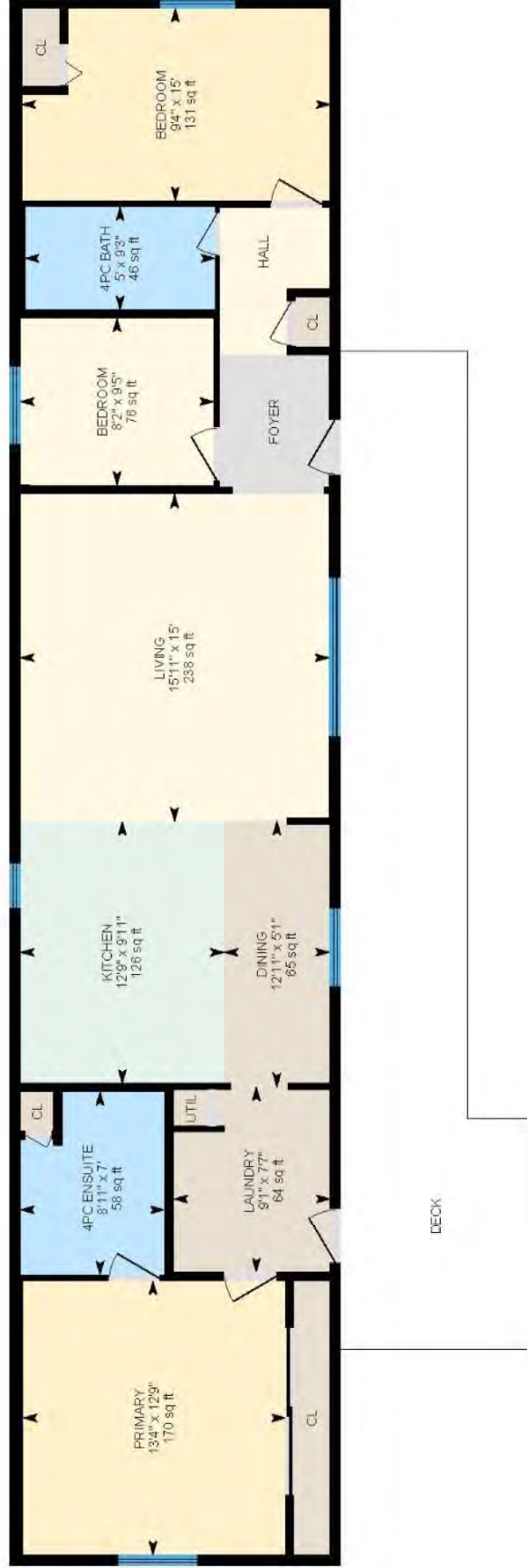
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NAD_1983_UTM_Zone_11N
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111 Hordal Rd, Yellowknife, NT

Main Floor



PREPARED: Sep 2021



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.