

WELCOME TO  
5056 FORREST DRIVE  
\$499,900

5089

MOLLY MILLIGAN

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ROOM SIZES

Living Room 18.4 X 13.4	Dining Room 8 X 13.4	Kitchen 15.6 X 8.11	Suite Living Room 15.2 X 12.7	Suite Kitchen 9.7 X 7	BATHS	2 Full, 1 Half
Primary Bedroom 13.11 X 13.4	Bedroom 9.9 X 11.3	Bedroom 12.1 X 9.2			Storage 13.8 X 12.9	Basement Finished
Suite Bedroom 13.1 X 9.11	Suite Bedroom 7.9 X 12.8	Suite Bedroom 9.5 X 11.5		Make: Model: Serial #:	Foyer / Entry 7.1 X 5.11	Deck

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 40	Sq.ft 1320 + Basement	Lot Size 6698
Annual Cost	Walls: R 20	Age 1973	Garage
Litres Over Last 12 Mo.	Floor: R	Lot 11	Parking Double
	Skirting: R	Block 132	
		Plan 717	
		Unit N/A	

SPECIAL FEATURES /FURNISHINGS:

This split-level home is located in the very desirable Forrest Drive neighbourhood, within close proximity to parks, the swimming pool, schools and the down town area. With two separate three bedroom dwellings, one up and one down, there is lots of potential here to live on one level and use the other as a mortgage helper, or as an income property. The main floor living area has gorgeous vaulted ceilings with large windows and beautiful wood beams. The south facing aspect allows tons of natural light to come through all day. This home benefits from dual furnaces, one for the lower and one for the upper floor, and the upper level is currently tenanted until March 31 2023.

**Price Includes:** Fridgex2, Stovex2, Dishwasherx2, Washerx2, Dryerx2, Sump Pump

FOUNDATION

Concrete To Pinned to Bedrock

PROPERTY TAXES

Amount/yr \$3,223.74

Tenure Fee Simple

Fees

Area Forrest Park









# 5056 Forrest Dr, Yellowknife, NT

Main Building



PREPARED: 2022/06/18

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.

